JOULES
Estate Agents







Flat 5, Albert Mews Albert Road, Cheadle Hulme, Cheadle, SK8

~~£80,000~~
£78,000

- 70% Shared Ownership - Retirement Apartment
- First Floor - One Double Bedroom
- Strictly For Buyers Over 55 Years of Age
- Liff and Staircase to all Floors
- Good Size and Well Presented
- Communal Gardens & One Parking Space

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/

Albert Mews Albert Road, Cheadle SK8 5DB

70% Shared Ownership. Strictly for Buyers Over 55 Years Of Age. First Floor Apartment.
One Double Bedroom. Spacious Lounge/Diner. Close to Cheadle Hulme Village Centre.
Communal Gardens and One Parking Space.
No Vendor Chain

1 1 1 C

Council Tax Band: B





Joules are delighted to bring to the market this first floor one bedroom apartment forming part of a late 19th century building - offered with no vendor chain.
Conveniently situated close to the centre of Cheadle Hulme village and all its shops, restaurants and amenities, along with access to the A34 and M60 motorways, a regular bus service and railway station
Offered with a 70% share and strictly for the over 55's the well maintained apartments accommodation briefly comprises: Communal entrance, stairs and a lift to all floors, private entrance, lounge/dining room, kitchen with a range of unts, double bedroom and shower room.
Outside you will find communal gardens and one parking space.

Please Note
This property is part of a Leasehold Scheme for the Elderly where properties are sold at no more than 70% of the open market value. Under the terms of the lease, the lease must be surrendered by the existing leaseholder and regranted to the buyer with a new lease of 99 years. Buyers to meet with the Scheme Manager and to complete a Sanctuary application form to be assessed on affordability - fees apply

Approval of Buyers
The buyer must be of a suitable age and be capable of independent living. If care is required full details of any care package must be in place.
A buyer can not own another property. If they do, the property must be sold or simultaneously sold with the purchase of 5 Albert Mews.
Affordability calculations are based on monthly income only and not savings so the buyer must have a monthly income in order to be considered.
Once a sale has been agreed, an application for will be emailed to an interested buyer to assess their affordability.

Communal Entrance
Stairs and lift to all floors

Private Entrance

Entrance Hall
Intercom system. Central heating radiator, doors to all rooms off hallway, handy storage cupboard with shelving. Further cupboard housing cylinder

Lounge/Diner
14'3" x 14'2" max
Maximum measurements
Two double glazed windows to the front elevation, central heating radiator, door to kitchen, intercom, ceiling coving

Kitchen
8'7" x 5'2"
Kitchen with a range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Slot in electric cooker, Recess for a fridge/freezer, plumbed and access for an automatic washing machine. Work surfaces with tiled splashbacks. Wall punted Profile boiler. Central heating radiator

Bedroom One
13'0" x 8'5"
Plus door recess
Good sized double bedroom, three double glazed windows to the front elevation, central heating radiator, ceiling coving

Shower Room
7'4" x 5'0"
White suite comprising: Corner walk in shower cubicle housing Mira shower, low level WC and pedestal wash hand basin with mixer tap. Fully tiled walls, double glazed window with obscure glass to the side elevation. Heated towel radiator, mirror fronted bathroom cabinet, shaver point

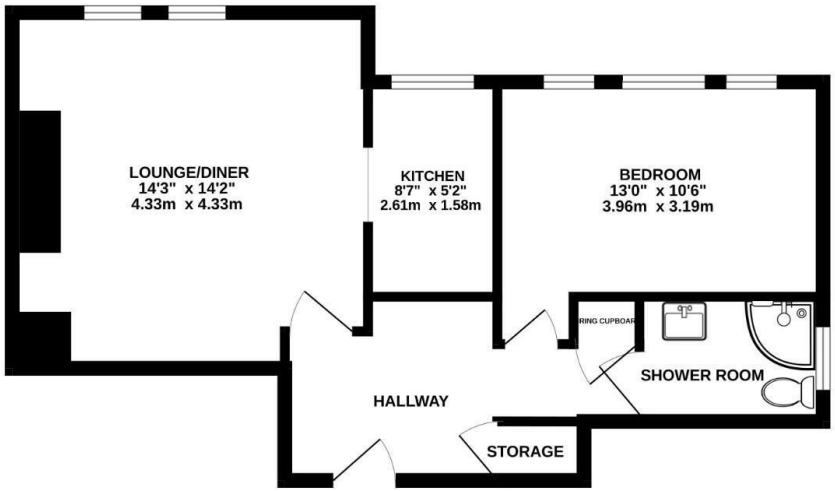
Outside
Communal gardens and one parking space

IMPORTANT NOTICE
Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Important Information
Service Charge is £204.71 per month
The Lease gets surrendered by the vendor and re-granted to the buyer with a new 99 year lease.

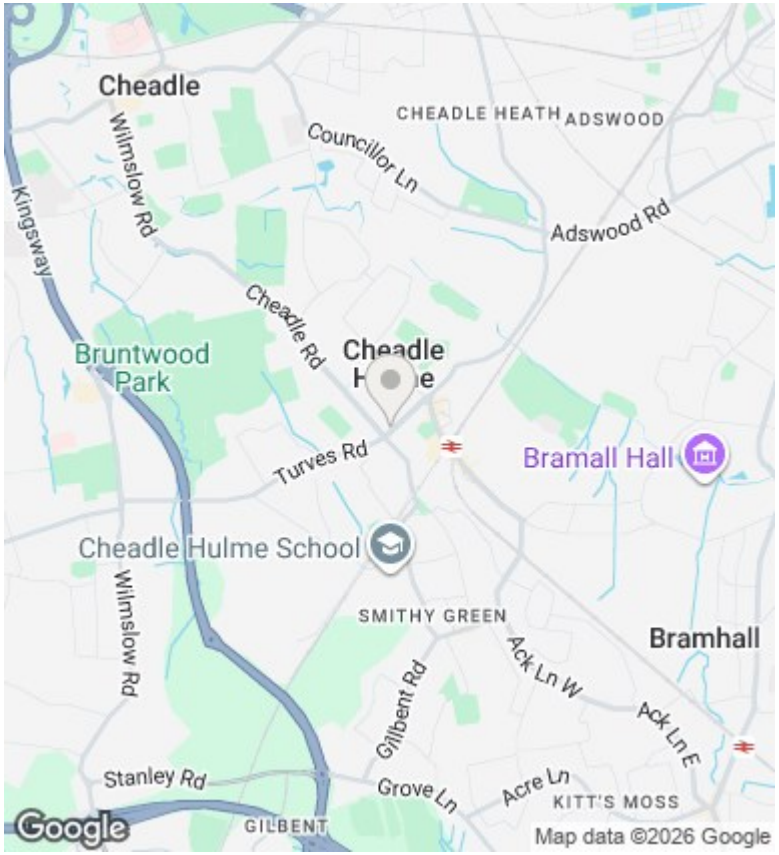
The above has been confirmed by Sanctuary Group legal dept

FIRST FLOOR FLAT
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



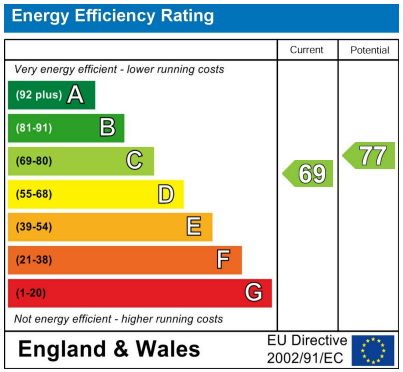
Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

B



450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/