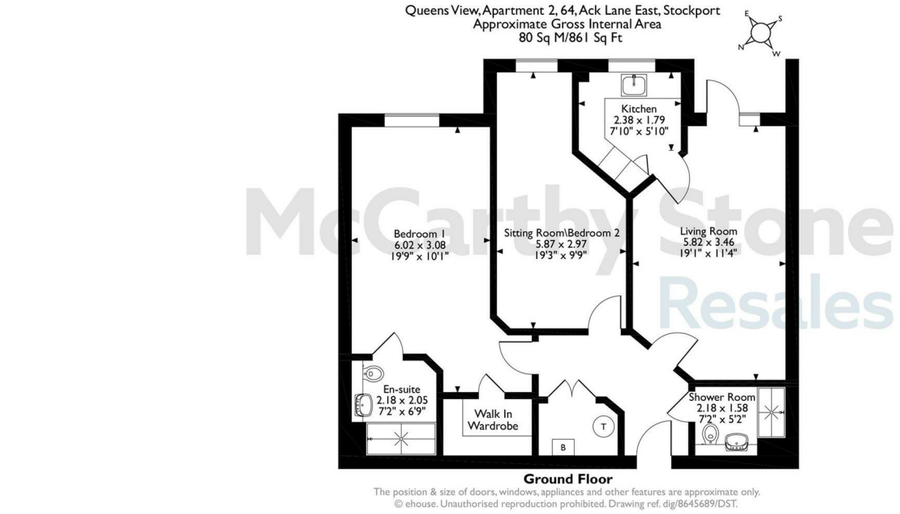
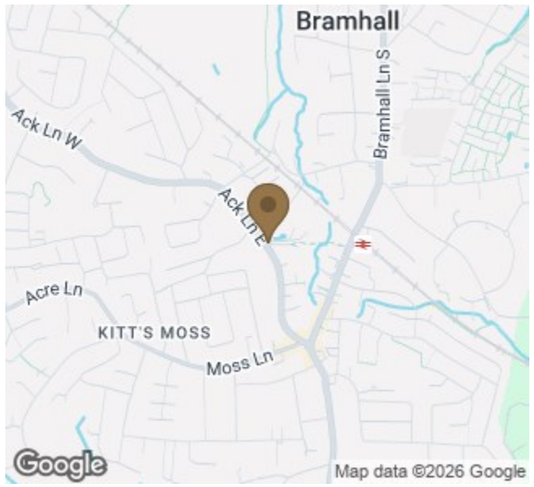
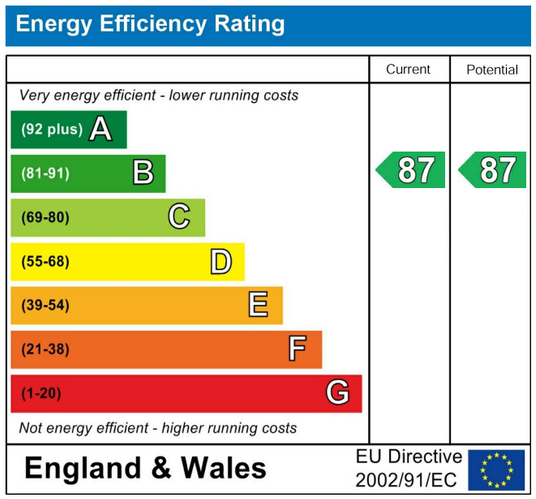
Excellent

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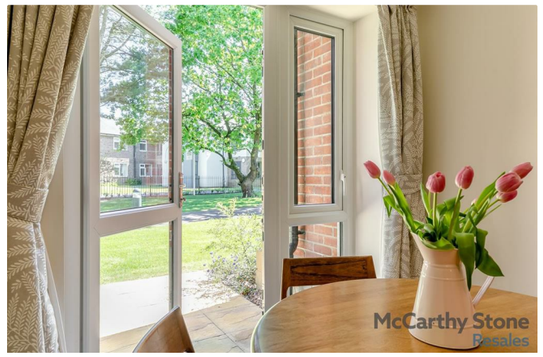


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Registered in England and Wales No. 10716544

The Property Ombudsman







2 Queens View

64 Ack Lane East, Stockport, SK7 2DA

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Queens View could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £500,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom energy efficient retirement apartment
- Ground floor
- Direct access to Patio
- Ideally located in the beautiful village of Bramhall
- Guest suite for friends and family
- House Manager
- 24 hour Careline and Camera door entry system
- Residents communal lounge
- Pet Friendly
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Queens View, Stockport

2 | 2 | Asking price £500,000

Queens View
Queens View is in a tranquil location and within an affluent suburb south of Manchester, set within quiet residential surroundings with easy access to a bustling local community. The development consists of 40 one and two bedroom contemporary apartments exclusively for the over 60s. All McCarthy Stone apartments are intelligently designed to be a pleasure to live in, light and spacious, they offer high specification, high quality fixtures and fittings throughout giving a stylish, modern designer feel. This retirement community is perfectly designed for socialising with friends, family and neighbours. As well as dinner and get togethers in your apartment, you'll enjoy access to to a shared garden and beautiful communal lounge, as well as a hotel style guest suite for added convenience if you have visitors to stay. Easy independent living for the over 60s

Property Overview
A bright, spacious and energy efficient two bedroom, ground floor apartment, ideally situated within a desirable retirement living development for the over 60s. The property offers well presented accommodation throughout, with the added benefit of French doors opening onto a lovely patio, creating a pleasant outdoor space. The principal bedroom features a stylish en-suite shower room and a useful walk in wardrobe, providing both comfort and convenience. An excellent opportunity to enjoy modern, low maintenance living within a welcoming retirement community.

Social Lifestyle
The Communal Lounge is at the heart of the community at Queens View and is where the majority of social gatherings take place. Regular activities include; coffee mornings, games afternoons, wiggle and giggle, fish and chip Friday, film nights and lunch trips every month. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Queens View is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,639.76 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
999 years from 1st Jan 2023
Lease end date 31st Dec 2021

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Car Parking- subject to availability
Whilst there is no parking space included with this apartment we do still have some spaces available for purchase, please contact us for more information













