



## Highfield Gardens, Hyde, SK14 8PH

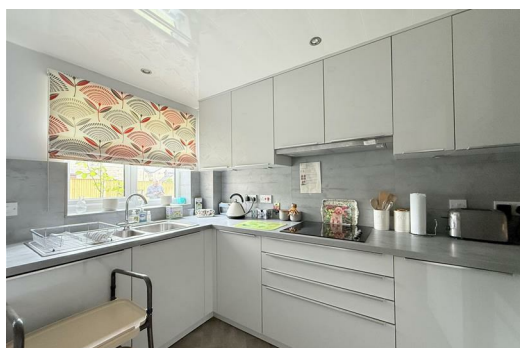
### 50% Shared ownership £60,000

Offered for sale with no vendor chain, this well maintained two bedroom ground floor apartment presents an excellent opportunity for those aged 55 and over seeking comfortable, secure and low maintenance living. The asking price of £60,000 represents a 50% shared ownership purchase with Sanctuary Housing, making this an affordable and attractive option for prospective buyers.

Forming part of a purpose built and well regarded development, the apartment is move-in ready and ideally situated within walking distance of Hollingworth Village, where a variety of shops, restaurants, transport links and everyday amenities can be found. The development also benefits from a 24 hour emergency call system, providing additional peace of mind and reassurance for residents.

Internally, the accommodation comprises an entrance hall, a bright and comfortable lounge, fitted kitchen, two well proportioned bedrooms and a modern shower room with walk-in shower facilities. Externally, there are beautifully maintained communal gardens and off road parking for residents.

The service charge includes the ground rent, external maintenance and the upkeep of the communal grounds, allowing for easy and stress-free living in a pleasant and convenient setting. This attractive apartment offers an ideal balance of independence, security and community living for the over 55s market.



**Entrance Hall**

Door to front, door leading to:

**Lounge**

25'6" x 10'7" (7.77m x 3.22m)

Double glazed window to rear, feature fireplace with inset electric fire, two radiators, doors leading to:

**Kitchen**

10'7" x 6'6" (3.23m x 1.97m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, double glazed window to front, radiator.

**Hall**

Doors leading to:

**Bedroom 1**

11'3" x 10'2" (3.43m x 3.10m)

Double glazed window to rear, radiator, built-in wardrobes and over-head storage.

**Bedroom 2**

10'7" x 6'8" (3.23m x 2.02m)

Double glazed window to front, radiator.

**Shower Room**

Three piece suite with comprising, walk-in shower area, vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

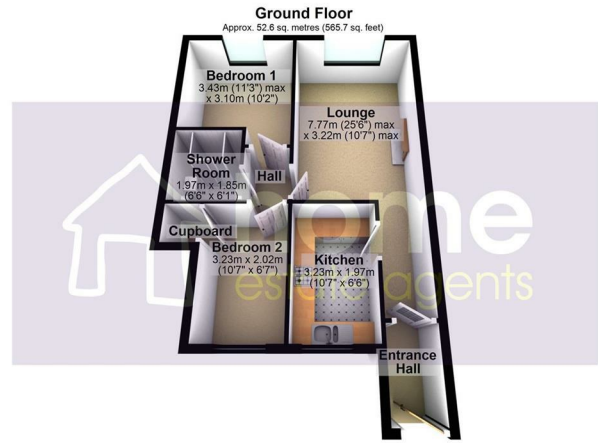
**OUTSIDE**

Communal gardens and off road parking available.

**DISCLAIMER**

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 52.6 sq. metres (565.7 sq. feet)

