



Smithy Croft
Retirement living in the
heart of Heald Green



Welcome to Smithy Croft

Living in the Heart of Heald Green.
Discover Smithy Croft The Way
Forward in Retirement Living

At Smithy Croft you can enjoy the independent lifestyle you deserve, you can be as active or relaxed as you want with all the facilities provided for your convenience and enjoyment and all on your doorstep

All apartments are designed to make life as easy and enjoyable as possible and offer the best in retirement accommodation, situated in a

truly desirable development with a tailored care package to suit your needs. There is a range of 1 & 2 bed apartments for either rent, shared ownership or outright sale and our accommodation will be designed to make life as easy and comfortable as possible which will offer the best in retirement accommodation.



Brought to you by 'Your Housing Group'

This exciting retirement living development is brought to you by Your Housing Group.

Located on Finney Lane, Heald Green, it's location and close proximity to the airport and motorway system, Heald Green shopping area serves the needs of the local Heald Green community as well as regular commuters who travel to and from Manchester Airport and Cheadle Royal Business and Retail Park.

There are over 40 businesses within the centre, all of which are located along or directly behind Finney Lane and serve the local community with a variety of day to day retail and service facilities. From the independent butchers and greengrocers, the cake specialist, and unique Café Unity to the larger retail chains, there is something for everyone in Heald Green.

The long established thriving community spirit, tree lined shopping area, library and health centre provide a pleasant shopping experience in a vibrant, affluent area.



Additional Useful Information about Heald Green and Transport

Heald Green is a suburb of Stockport, Greater Manchester. It is situated in the south-west of the borough and bordered by Gatley and Cheadle to the north, Cheadle Hulme to the east, Handforth and Styal to the south and Wythenshawe to the west. It is approximately one mile from Manchester Airport.

Heald Green railway station is on the Styal Line and is linked by a spur to Manchester Airport.

Transport

Trains: Heald Green railway station serves the suburb of Heald Green in Stockport, England.

It is located on the Styal Line, which was opened in 1909 by the London & North Western Railway. The station is located between Gatley and Wilmslow. To the south of the station is Heald Green Junction, a triangular junction for the branch to Manchester Airport. This two-platform station is used by

Northern Rail and First TransPennine Express for regular services between Manchester Piccadilly and Manchester Airport services, some of which call only at Heald Green; others continue to Wilmslow and Crewe.

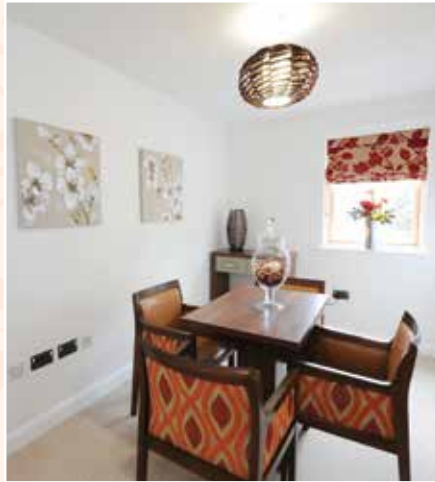
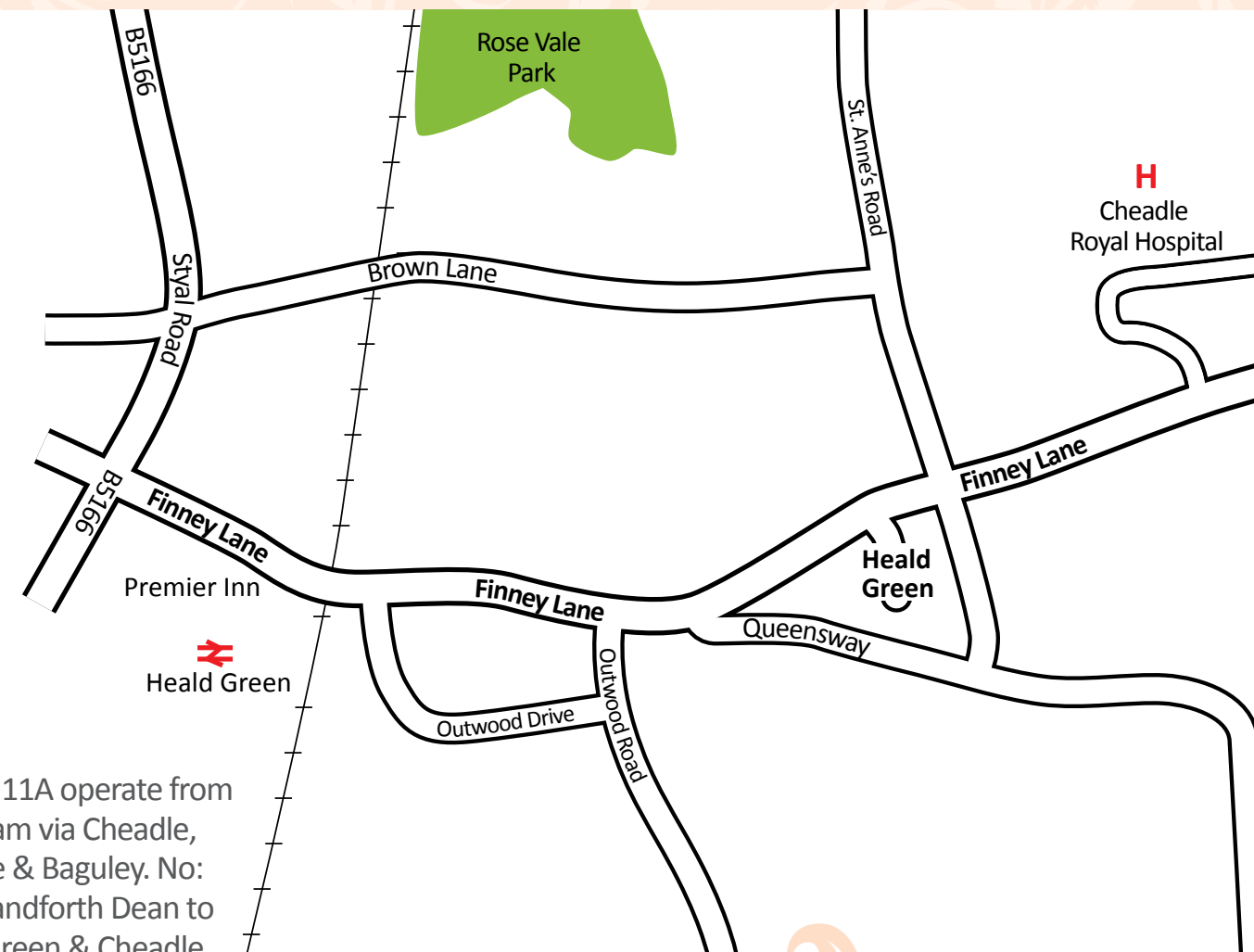
There is a small car park adjacent to the station.

Buses: Services are operated by Stagecoach Manchester bus routes. Stagecoach Manchester is a major operator of bus services in Greater Manchester. It is part of the Stagecoach Group, and is its largest bus subsidiary in the UK.

Bus Service No: 11 & 11A operate from Stockport to Altrincham via Cheadle, Gatley, Wythenshawe & Baguley. No: 312 operates from Handforth Dean to Stockport via Heald Green & Cheadle.

Most services are operated on a daily basis, with differing frequencies in the early mornings, late afternoons, evenings and weekends. Some services frequency has been separated into peak and non-peak time on this page. Peak time is often considered to be on weekday mornings and evenings when bus services are at their busiest. Furthermore, some bus routes are jointly operated with other companies.

Air: Manchester Airport is within a 5-10 minute drive.



Facilities and Activities at Smithy Croft

There is no need to leave the comfort of Smithy Croft, we have everything you want under one roof for you, your family and friends to also enjoy, making Smithy Croft a great place to live.

When you become a resident, you can be as involved in the activities on offer as you choose, giving you the opportunity to make new friends.

Why not take a break from cooking and enjoy a meal in our 'bistro' or visit the spacious communal lounge to meet and socialise with your neighbours and friends, or treat yourself with some pampering in the hair and beauty salon or why not take part in the organised social activities on offer or you may just want to have a stroll around the landscaped gardens.



Spacious, Comfortable Apartments

Our 1 & 2 bedroom apartments are built to and equipped to the highest specification with good sized rooms.



Our apartments have been thoughtfully designed to make life as safe and comfortable as possible, regardless of ability or fitness.

All our apartments are designed to be energy efficient as well as having low energy lighting.

The kitchen has high quality units with fully fitted electric oven and hob and extractor unit and some integral appliances. There will be a wet room which will incorporate a shower.

*Some additions for sale apartments only.

*Applies to Sales Apartments only.



1 Bed Apartment Dimensions - Type A

- Lounge: 18'3" x 12'9"
- Kitchen: 9'7" x 9'4"
- Bedroom: 17'4" x 10'10"
- Bathroom: 8'2" x 7'1"

*Please note all sizes are approximate only.

*Please note sales apartments only will have glass shower screens.

1 bed apartments available for rent only.



1 Bed plus Apartment Dimensions - Type B

- Lounge: 15'4" x 11'1"
- Kitchen: 11'1" x 7'7"
- Bedroom 1: 14'9" x 10'1"
- Bedroom 2: 11'7" x 7'3"
- Bathroom: 8'2" x 7'1"

*Please note all sizes are approximate only.

*Please note sales apartments only will have glass shower screens.



2 Bed Apartment Dimensions - Type C

- Lounge: 20'1" x 12'7"
- Kitchen: 12'7" x 7'7"
- Bedroom 1: 14'9" x 10'1"
- Bedroom 2: 11'7" x 7'9"
- Bathroom: 8'2" x 7'1"

*Please note all sizes are approximate only.

*Please note sales apartments only will have glass shower screens.

2c apartments all sale apartments.

Support Available 24/7

With being an Extra Care development the care staff encourage and support residents to keep their independence and get the most out of life.

The dedicated care team are available to respond 24 hours a day with an individual tailored support plan if needed.

The people we have helped have lead very independent lives and we want to help you to remain as independent and active as possible. For others it's tough to admit they may need a hand. So if suddenly your care needs do change then we have the care team who can help and care for you. You and your needs are why we exist.

We need to inform you about what we don't do:

We don't employ qualified medical staff, so if the help you need requires medical expertise then we will signpost you to the relevant specialist who will have the skills to advise.



What do I get for my service charge?



When you move into your Smithy Croft Apartment you will need to pay a service charge, this charge covers the cost of the following services.

Dedicated friendly staff who coordinate and facilitate within the extra care development.

Garden and grounds maintenance for communal areas.

External maintenance, window cleaning and buildings insurance.

CCTV presence at the development. Door entry control systems, emergency call systems to all properties and smoke alarms.

Dedicated customer services staff providing: reception and booking services, resident access to on site services and general administration. With everything on hand, why go anywhere else?



How do I apply for a Smithy Croft apartment?



Applying for a Smithy Croft Apartment, couldn't be easier, simply give us a call or go on line.

By telephone: call **LoCall 0845 618 5008** and request one of our application packs. Our friendly and helpful team will take down your details and direct you to rentals or sales.

We will assess your application and be in contact to discuss your requirements.

If you have any questions or queries regarding filling out the application pack then feel free to call us on 0845 618 5008.



Important notice:

Your Housing Group, 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. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.
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 Your Housing Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.

Finney Lane, Heald Green
LoCall 0845 618 5008
www.smithycroft.com

