



APARTMENT 9 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£145,000

A superbly proportioned and well presented ground floor retirement apartment within the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, large open plan sitting/dining room with door onto the communal gardens, fitted kitchen, bedroom with fitted wardrobes, shower room/WC. Mayfair Court has superb communal gardens and is in an ideal position being within walking distance of the village and all the local amenities.

POSTCODE: WA15 6UB

DESCRIPTION

An Immaculate Ground Floor Apartment With Access To The Communal Gardens

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This superbly proportioned apartment forms part of a highly favoured development built by McCarthy & Stone in 1997 and is ideally situated in the heart of Timperley village centre. The market town of Altrincham with the more comprehensive range of shops and Metrolink railway service into Manchester is about two miles distant.

The communal reception area and residents lounge form the focal point of the community within Mayfair Court and provides access to the lawned gardens with mature trees which can also be accessed via the apartment. The self contained and private accommodation is well appointed and proportioned throughout and benefits from electric storage heaters and double glazing. There is a large open plan sitting/dining area which leads onto the adjacent fitted kitchen and has a door onto the communal gardens. There is an excellent double bedroom with fitted wardrobe plus shower room/WC. The accommodation is completed by a large storage cupboard within the entrance hall.

Ideally positioned on the ground floor and as previously mentioned there is access onto the communal gardens which benefit from a southerly aspect to enjoy the sun all day.

Throughout the apartment there is a series of emergency pull cords and there is also a guest suite available which can be booked by residents and a delightful communal lounge with various social events. A communal laundry is also available.

Viewing is highly recommended to appreciate the standard of accommodation on offer and the position within the development.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL & RECEPTION AREA

With residents lounge and access to the communal gardens and adjacent kitchen. Lift to all floors.



PRIVATE ENTRANCE HALL

Large storage cupboard. Ceiling cornice. Telephone door entry system.

SITTING/DINING ROOM

23'5" x 10'11" (7.14 x 3.33)

With a focal point of an electric fireplace with marble effect insert and hearth. Ceiling cornice. Television aerial point. Telephone point. Electric heater. PVCu double glazed door provides access onto the south facing communal gardens. Double glass panelled doors to:

KITCHEN

8'8" x 7'7" (2.64 x 2.31)

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring hob with extractor hood over. Space for fridge and freezer. PVCu double glazed window to the rear. Tiled splash back. Wall mounted heater. Ceiling cornice.

BEDROOM

15'10" x 9'2" (4.83 x 2.79)

With mirror fronted fitted wardrobes. PVCu double glazed window to the rear. Television aerial point. Telephone point. Ceiling cornice.

SHOWER ROOM

6'11" x 5'7" (2.11 x 1.70)

Fitted with a modern suite comprising shower enclosure with main shower, WC and vanity wash basin. Wall mounted heater. Extractor fan.

OUTSIDE

Residents and visitors parking. Delightful communal tree lined gardens which can be accessed via the sitting/dining room.

SERVICES

Electric, water and drainage are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Trafford Borough Council band "B"

TENURE

We are informed the property is held on a leasehold basis for the residue of a 125 year term and subject to a Ground Rent of £522.57 per annum. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

The service charge is approximately £2508.00 per annum. Full details will be provided by our clients Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

Age restriction to residents over 60 years of age (or 55 if partner is over 60).

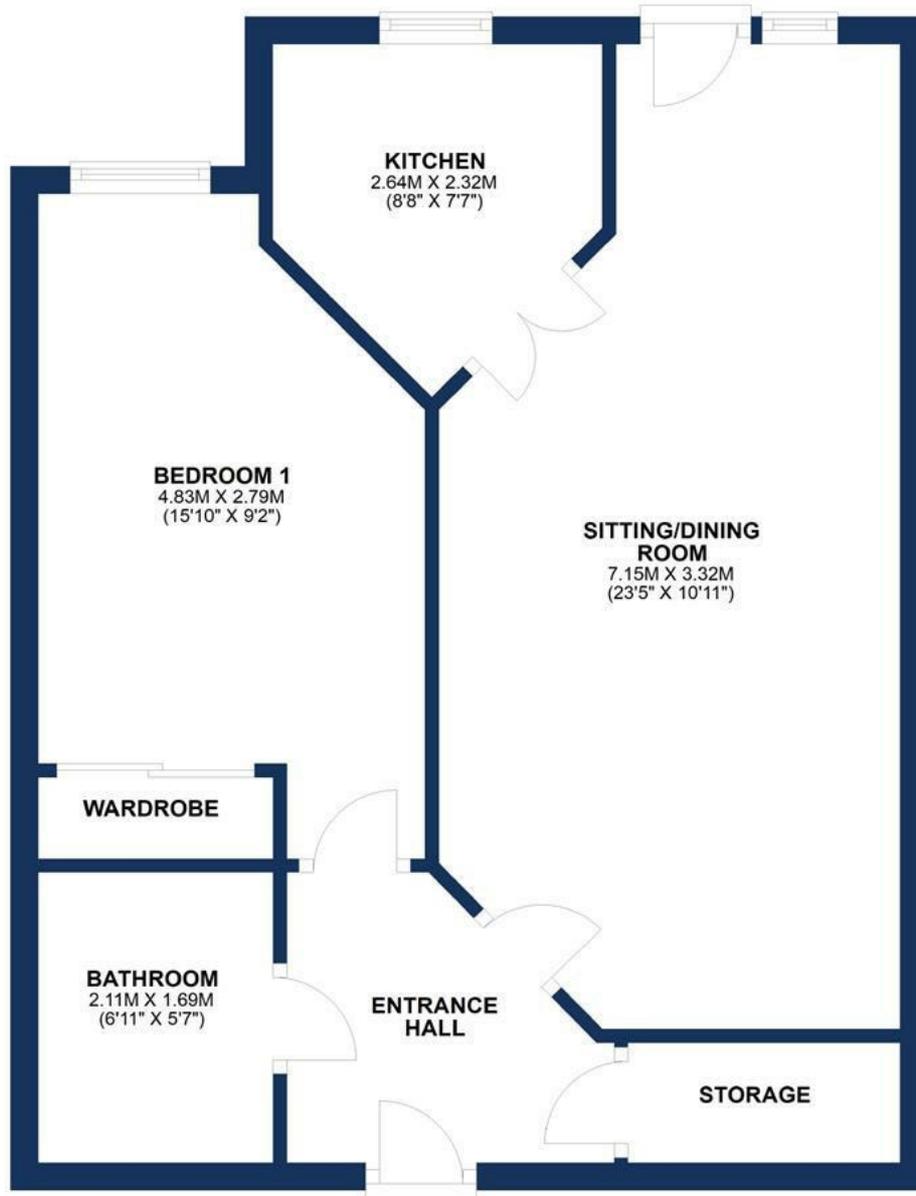
EPC available upon request.



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GROUND FLOOR

APPROX. 48.6 SQ. METRES (522.6 SQ. FEET)



TOTAL AREA: APPROX. 48.6 SQ. METRES (522.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNS

292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM