



## APARTMENT 2 HOWARD COURT BEDFORD DRIVE | TIMPERLEY

£145,000

A superb ground floor apartment with access onto the communal gardens within this ever popular development located in the heart of Timperley village. The accommodation briefly comprises communal entrance hall with adjacent residents lounge and kitchen, private entrance hall with storage, lounge dining room with door to the communal gardens, fitted kitchen, double bedroom with fitted wardrobes and shower room/WC. Residents parking. Viewing is highly recommended.

POSTCODE: WA15 7UU

## DESCRIPTION

This excellent apartment forms part of a highly favoured development by McCarthy & Stone and is ideally located within the heart of Timperley village centre. The market town of Altrincham with its more comprehensive range of shops and Metrolink railway service into Manchester is about 2 miles distant and there is a further Metrolink station along Park Road in Timperley.

The communal reception area and residents lounge form the focal point of the community within Howard Court. The self contained and private accommodation is well appointed and with the benefit of electric central heating and double glazing. Within the apartment there is also a series of pull cords to contact the House Manager at any time if required. There is also a guest suite for the benefit of occupiers and this can be booked in advance at a reasonable cost.

This particular apartment has the benefit of having french doors leading onto the communal gardens at the front. The accommodation itself briefly comprises private entrance hall with large storage cupboard. Open plan lounge dining room with ample space for living and dining suites and with an adjacent fitted kitchen. The accommodation is completed by the large double bedroom with fitted wardrobes and the shower room/WC.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

With attractively furnished residents lounge and kitchen. In this area there is also the House Managers office, laundry and guest suite.

An inner hall leads to the lift and staircase to upper floors.

#### PRIVATE ENTRANCE HALL

With large storage cupboard. Phone entry system. Natural wood flooring.

#### OPEN PLAN LOUNGE DINING ROOM

17'8" x 11'0" (5.38 x 3.35)

Superbly proportioned open plan reception room with the focal point of a wall mounted electric fire. Electric storage heater. Television aerial point. Satellite television point. Ceiling cornice. Telephone point. PVCu double glazed door provides access onto the communal gardens to the front. Space for living and dining suites. Double glass panelled doors to:

#### KITCHEN

9'0" x 5'8" (2.74 x 1.73)

Fitted with a range of wall and base units with heat resistant work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Fridge and freezer. PVCu double glazed window to the front. Ceiling cornice. Tiled floor.



## BEDROOM

15'8" to wardrobe fronts x 10'9" (4.78 to wardrobe fronts x 3.28)

With mirror fronted fitted wardrobes. Electric heater. PVCu double glazed picture window to the front. Ceiling cornice. Natural wood flooring. Television aerial point.

## BATHROOM

6'8" x 5'5" (2.03 x 1.65)

With a suite comprising walk in shower enclosure, vanity wash basin and WC. Tiled walls and floor. Ceiling cornice. Extractor fan. Wall mounted heater.

## OUTSIDE

Residents and visitors parking and lawned communal gardens.

## SERVICES

Mains electric, water and drainage were connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

We are informed the property is held on a long leasehold basis . This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is approximately £2,200 per annum and is paid half yearly this includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, water rates etc.

Ground rent is £175 paid twice a year..

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.

## EPC

Available upon request.



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