



## 12 SPEAKMAN COURT HAZEL ROAD | ALTRINCHAM

£140,000

A superbly presented contemporary first floor retirement apartment within this highly popular development and positioned within close proximity to Altrincham town centre. The accommodation briefly comprises private entrance hall, sitting/dining room with feature fireplace and exceptional tree lined views, contemporary fitted kitchen with integrated appliances, spacious double bedroom with built in wardrobes and a fully tiled shower room/WC. The property also benefits from PVCu double glazing and all the facilities of a McCarthy & Stone development.

POSTCODE: WA14 1BP

## DESCRIPTION

A Self Contained First Floor Retirement Apartment Within This Ever Popular Development

## DESCRIPTION

Completed in 2010 this first floor retirement apartment forms part of a McCarthy & Stone development built in a contemporary style and located within close proximity to Altrincham town centre. The property occupies a superb position and was specifically chosen by the previous occupier for the far reaching views across the communal grounds and neighbouring green.

Features of the development include a House Manager, comprehensive security system and 24 hour Careline facility. There is a guest suite for visitors which can be reserved at a relatively modest cost and a well appointed residents lounge with French windows to a southerly facing paved terrace and lawned gardens beyond. Organised social events include weekly afternoon teas, art classes, indoor and outdoor bowls, games nights and many more activities which are available for all residents.

The accommodation is tastefully presented and well appointed with a generous private reception area leading onto a spacious sitting/dining room with the focal point of a stone effect fireplace surround and hearth. The adjacent kitchen is fitted with a range of integrated appliances and also benefits from views toward an attractive open aspect.

A fully tiled bathroom/WC compliments the excellent internal standard and a well proportioned double bedroom features mirror fronted built-in wardrobes with the added advantage of the aforementioned tree lined views.

Electric heating has been installed together with PVCu double glazing and two separate storage cupboards are accessed from the entrance hall.

In conclusion, a superbly presented contemporary first floor retirement apartment occupying an exceptional position within the development and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR



## COMMUNAL RECEPTION AREA

Leading to the residents lounge and providing access to each of the apartments. Entry system. Lift and staircase to the upper floors.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

Approached through a hardwood front door a generous reception area with storage cupboard containing shelving and additional storage cupboard housing the hot water system and with space for hanging coats and jackets. Glazed/panelled door to:

### SITTING/DINING ROOM

20'11" x 12'6" (6.38 x 3.81)

With the focal point of a stone effect fireplace surround and hearth with electric flame effect fire. PVCu double glazed window providing exceptional views. TV/SAT 1 & 2/Radio/Telephone point. Dimplex DuoHeat radiator. Glass/panelled door to:

### KITCHEN

8'10" x 7'5" (2.69 x 2.26)

Fitted with a contemporary range of light wood effect matching wall and base units beneath heat resistant work surfaces and stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring ceramic hob with matching cooker hood above, fridge and freezer. PVCu double glazed window. Tiled floor. Extractor fan.

### DOUBLE BEDROOM

16'10" x 11'5" (5.13 x 3.48)

With built-in mirror fronted double wardrobes containing hanging rails and shelving. Television point. PVCu double glazed window. Dimplex Radiator.

### BATHROOM/WC

7'0" x 5'8" (2.13 x 1.73)

Fully tiled and fitted with a white/chrome suite panelled bath with thermostatic screen and shower above, semi recessed vanity wash basin and low level WC. Mirror fronted cabinet. Extractor fan. Wall mounted convector heater. Heated towel rail.

### OUTSIDE

Resident and visitor parking.

### SERVICES

Mains water, electricity and drainage are connected.

### POSSESSION

Vacant possession upon completion.

### SERVICE CHARGE

We understand the current service charge is approximately £170.00 per calendar month. This includes the remuneration of the House Manager, Building Insurance, cleaning, lighting and heating of common parts, window cleaning, gardening and repairs etc. Full details will be provided by our clients solicitor.

### TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 years from 2010 and subject to a Ground Rent of £425.00 per annum. This should be verified by your Solicitor.

### COUNCIL TAX

Band "C"

### NOTE

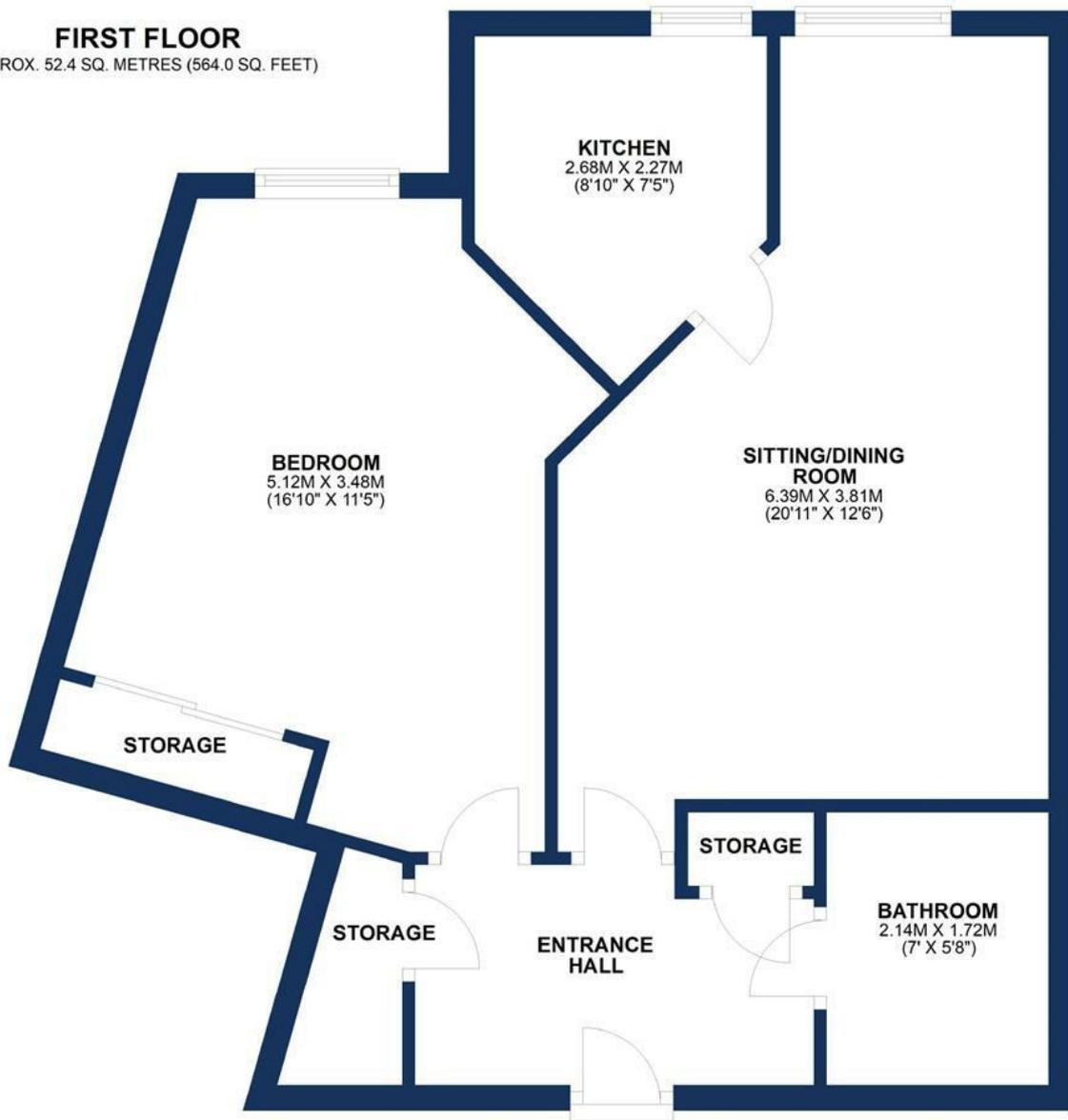
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## FIRST FLOOR

APPROX. 52.4 SQ. METRES (564.0 SQ. FEET)



TOTAL AREA: APPROX. 52.4 SQ. METRES (564.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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