



## 18 HOWARD COURT BEDFORD DRIVE | TIMPERLEY

£179,950

A spacious first floor retirement apartment within this popular development adjacent to the village centre. Communal reception area, residents lounge, private entrance hall, sitting room over 23' in length, fitted kitchen with integrated appliances, two generous double bedrooms, shower room/WC, electric heating and double glazing. Communal gardens with residents parking. 24 hour Careline service.

POSTCODE: WA15 7UU

## DESCRIPTION

A superb first floor apartment forming part of a highly favoured development by McCarthy & Stone which is ideally located within the heart of Timperley village. The market town of Altrincham with its more comprehensive range of shops and Metrolink railway service into Manchester is about 2 miles distant. The communal reception area and residents lounge form the focal point of a community within Howard Court.

The self contained private accommodation is well appointed with electric central heating and double glazing throughout. Within the apartment is 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. There is also a residents utility/laundry and parking.

The accommodation within the apartment itself is superbly proportioned throughout and presented to a high standard. It features a large open plan sitting/dining room with doors leading to a Juliette balcony and with an adjacent fitted kitchen. There is a superb master bedroom with fitted wardrobes and an additional double bedroom. The accommodation is completed by the modern shower room/WC and also a large storage cupboard within the hallway.

## 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.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

**18'6" x 3'3" widening to 7'0" (5.64 x 0.99 widening to 2.13)**

An L shaped entrance to the accommodation with a coved cornice and slim line storage radiator. Walk in cloaks/airing cupboard housing the hot water cylinder with immersion heater.

#### SITTING/DINING ROOM

**23'3" x 10'9" reducing to 6'9" (7.09 x 3.28 reducing to 2.06)**

With double opening PVCu double glazed french windows and Juliette balcony. A focal point is the period style fireplace surround housing an electric fire. Ample space for living and dining suites. Television and telephone points. Cornice. Slim line storage radiator. Double opening glazed doors to the kitchen:



## KITCHEN

8'0" x 7'6" overall (2.44 x 2.29 overall)

Fitted with a range of wall and base units with heat resistant work surfaces and inset stainless steel sink with cupboards beneath. Integrated four ring electric hob with extractor/light above and eye level oven/grill. The fittings are set within tiled surrounds and with recesses for both fridge and freezer. PVCu double glazed window to the front. Cornice. Wall mounted electric convector heater.

## BEDROOM 1

19'6" x 9'3" (5.94 x 2.82)

Including mirror fronted fitted wardrobes containing hanging rails and shelving. Slim line radiator. Television aerial point. Telephone point. PVCu double glazed window to the front.

## BEDROOM 2

19'6" x 9'3" reducing to 5'3" into dressing area (5.94 x 2.82 reducing to 1.60 into dressing area)

PVCu double glazed window to the front. Cornice. Slim line electric heater.

## SHOWER ROOM

Fitted in white/chrome with fully tiled walls and floor and including a wide shower enclosure and thermostatic shower, vanity wash basin and WC. Electric heated towel rail and convector heater. Extractor.

## OUTSIDE

Residents parking toward the front and communal gardens to the side and rear.

## SERVICES

Mains water, electric and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## SERVICE CHARGE

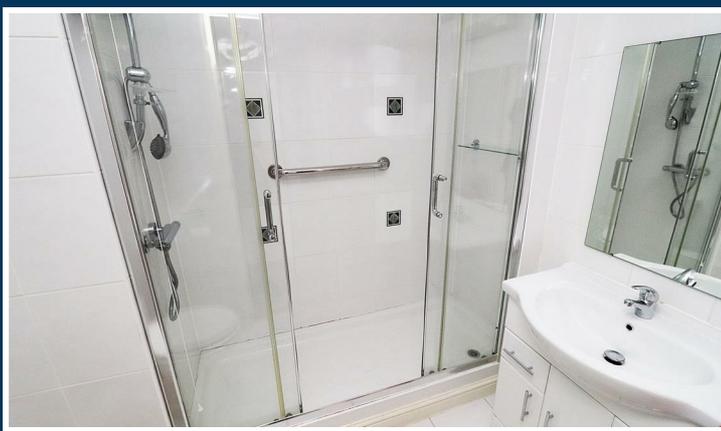
The service charge is approximately £1900 and is paid half yearly. This includes remuneration of the House Manager, buildings insurance, cleaning, lighting and heating of common parts, window cleaning, gardening, water rates etc. Full details will be provided by our clients Solicitor.

## TENURE

We are informed the property is long leasehold. Ground rent is approximately £205.00pa and paid half yearly. This should be verified by your Solicitor.

## NOTE

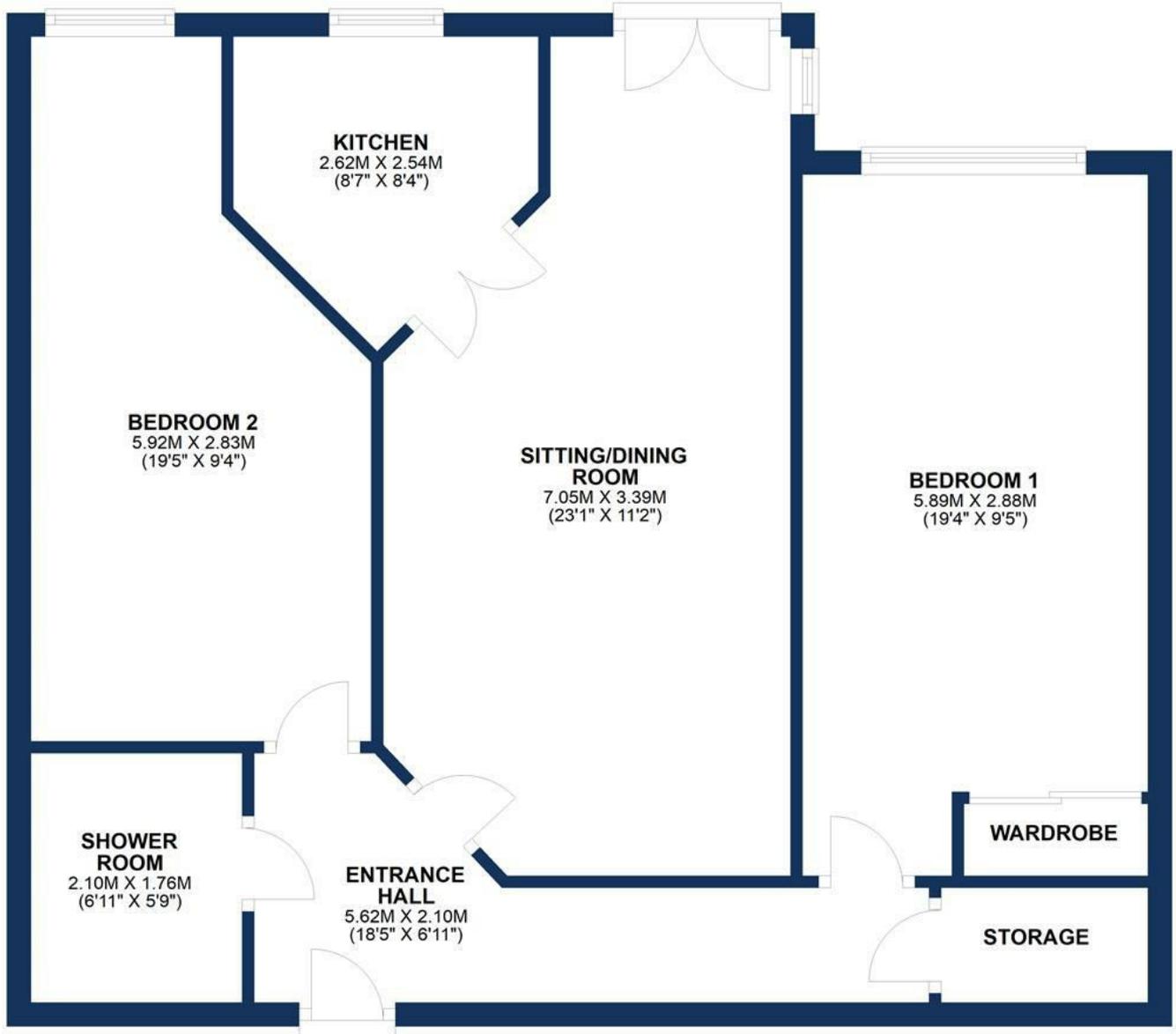
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## FIRST FLOOR

APPROX. 72.0 SQ. METRES (775.1 SQ. FEET)



TOTAL AREA: APPROX. 72.0 SQ. METRES (775.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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