



**43 HOWARD COURT BEDFORD DRIVE | TIMPERLEY**

**£149,950**

A beautifully presented second floor retirement apartment located in the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall with residents lounge, private entrance hall with storage, sitting/dining room with doors leading onto the fitted kitchen, large double bedroom with fitted wardrobe, modern shower room/WC. Residents parking and communal lawned gardens to the front. Viewing is highly recommended.

POSTCODE: WA15 7UU

## DESCRIPTION

A superbly presented second floor apartment within this highly favoured development by McCarthy & Stone. The development is ideally located within the heart of Timperley village centre and with the market town of Altrincham with its more comprehensive range of shops and Metrolink railway station into Manchester about 2 miles distant.

The communal reception area and residents lounge form the focal point of the community within Howard Court. The development also offers a guest room for relatives and separate laundry facility for residents.

This accommodation is located on the second floor and the entrance hall benefits from a large storage cupboard and provides access onto all rooms. There is a large open plan lounge dining room which opens onto a modern fitted kitchen. There is a superb double bedroom with fitted wardrobes and the accommodation is completed by a recently installed shower room/WC. Throughout the apartment there is also a series of pull cords to contact the House Manager at any time if required.

A superbly presented apartment which needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

With an attractively furnished residents lounge and kitchen. In this area there is also the House Managers office, laundry and guest suite. Lift and staircase to upper floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

With access to large storage cupboard. Ceiling cornice.

#### LIVING ROOM

**24'0" x 10'8" (7.32 x 3.25)**

With a focal point of a marble effect fireplace currently housing electric fire. PVCu double glazed window to the front. Electric heater. Television aerial point. Telephone point. Ceiling cornice.

#### KITCHEN

**8'5" x 7'7" (2.57 x 2.31)**

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

#### BEDROOM

**19'5" x 9'2" (5.92 x 2.79)**

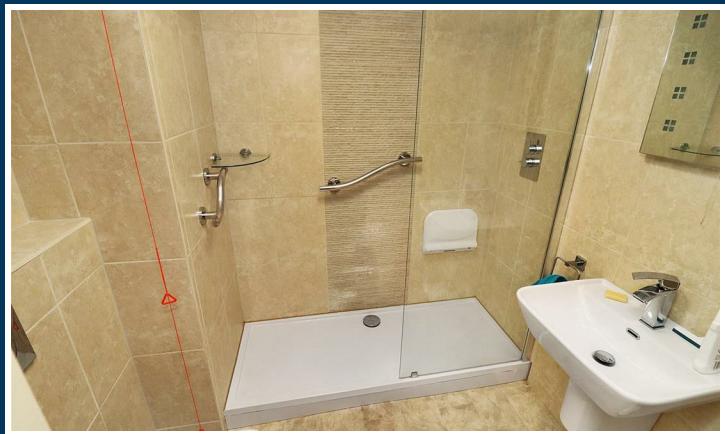
With built in wardrobe. PVCu double glazed window to the front. Electric heater.



## BATHROOM

8'0" x 7'0" (2.44 x 2.13)

With a modern white suite with chrome fittings comprising fully tiled walk in shower cubicle, wash hand basin and WC. Chrome heated towel rail. Extractor fan.



## SERVICES

Mains electric, water and drains are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

We are informed the property is held on a leasehold basis. Full details will be provided by our clients Solicitor.

## SERVICE CHARGE

The service charge is approximately £2298.98 per annum and is paid half yearly and this includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, water rates etc. 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

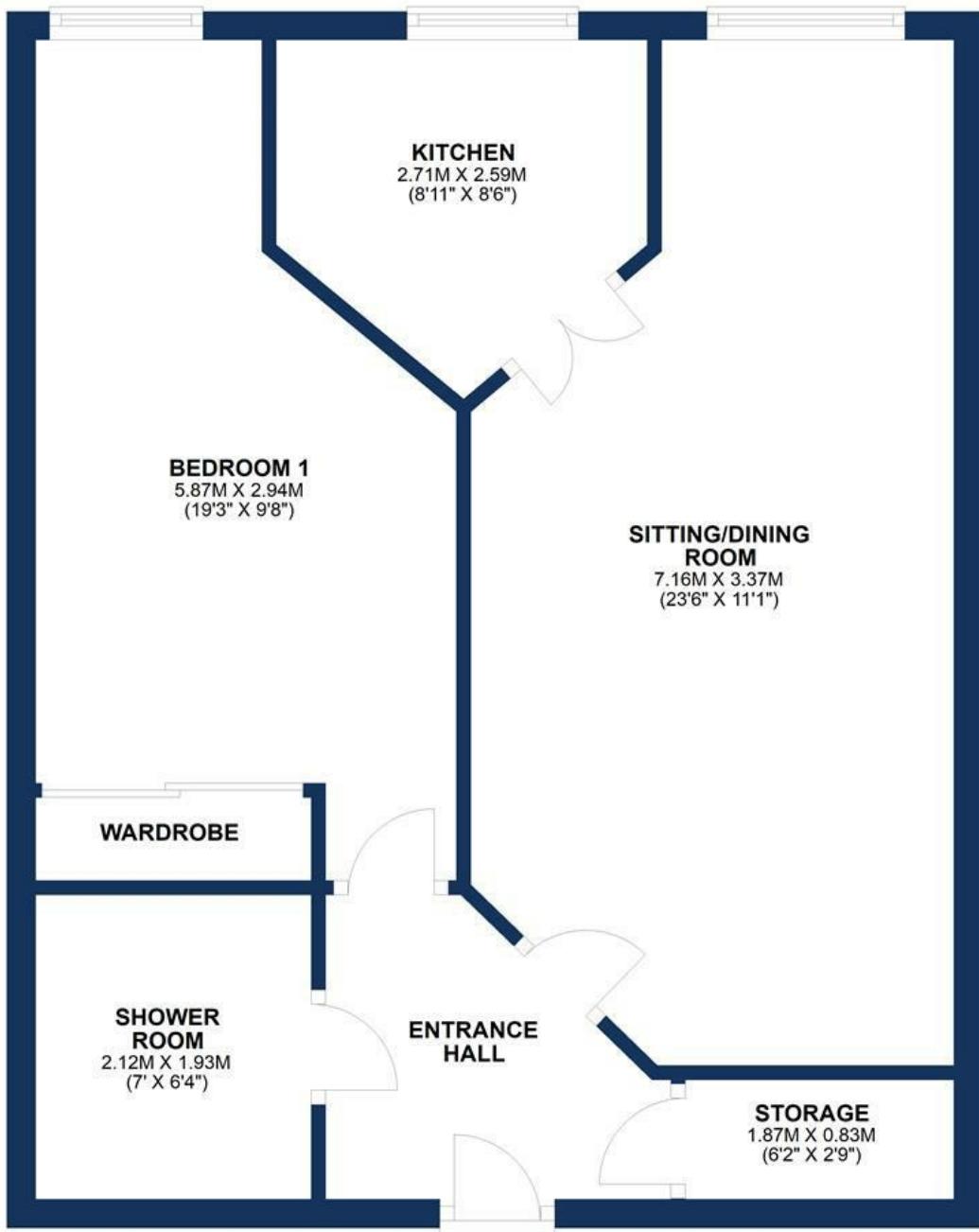
Available upon request.



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## SECOND FLOOR

APPROX. 51.8 SQ. METRES (558.0 SQ. FEET)



TOTAL AREA: APPROX. 51.8 SQ. METRES (558.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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