



APARTMENT 41 ROSTHERNE COURT | ALTRINCHAM

£185,000

NO ONWARD CHAIN A superbly presented and proportioned two bedroom apartment for the over 60's within walking distance of Hale village. Tastefully decorated throughout with modern kitchen and bathroom the accommodation briefly comprises entrance hall, sitting room opening onto the fitted kitchen, two double bedrooms and modern bathroom/WC. Ideally positioned with views over the communal grounds and within easy reach of Hale village centre and Altrincham town centre.

An appointment to view is highly recommended.

POSTCODE: WA14 2EU

DESCRIPTION

Rostherne Court is an ideally placed development for the over 60's with an excellent community spirit. Immediately upon entering Rostherne Court there are communal areas tastefully furnished and decorated with an adjacent kitchen which is in regular use for social occasions.

The apartment is situated on the second floor and a video entry system provides access. Security and care are paramount within the development and the apartment is fitted with a Careline system with direct contact to a 24/7 365 days of the year operator. There is also a resident House Manager. The accommodation includes a spacious sitting room overlooking the communal gardens and opening onto the modern fitted kitchen. There are two excellent double bedrooms and modern shower room/WC. For visitors there is the advantage of a twin bedded guest suite with en-suite that can be booked for visitors of the residents for a very reasonable small charge and also a laundry with industrial washers and driers.

The apartments are for occupation for those over the age of 55 and we understand it is possible, subject to the approval of the Management Company, for pets to accompany new purchasers.

A superbly positioned presented apartment in an excellent location.

ACCOMMODATION

GROUND FLOOR

COMMUNAL LOUNGE AND KITCHEN

With stairs and lift to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Large storage cupboard housing hot water cylinder. Video entry system. Loft access hatch. Ceiling cornice.

SITTING ROOM

19'6" x 10'6" (5.94m x 3.20m)

PVCu double glazed bay window to the side. Wall mounted heater. Ceiling cornice. Television and telephone points.

KITCHEN

10'3" x 7'3" (3.12m x 2.21m)

With fitted kitchen comprising white wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill with 4 ring electric hob with stainless steel extractor hood. Space for fridge freezer. Plumbing for washing machine. Tiled splashback. Ceiling cornice. Extractor fan.

BEDROOM I

14'0" x 8'9" (4.27m x 2.67m)

PVCu double glazed window to the side. Ceiling cornice. Wall mounted heater. Television point.



BEDROOM 2

14'0" x 6'3" (4.27m x 1.91m)

PVCu double glazed window to the side. Ceiling cornice. Wall mounted heater. Television point.

SHOWER ROOM

With a fitted suite comprising large walk in shower cubicle, low level WC and pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Ceiling cornice. Extractor fan.

OUTSIDE

Communal gardens and residents and visitors parking.

SERVICE CHARGE

We are advised the current service charge is £250.00 per calendar month. Full details will be provided by our clients Solicitor.

SERVICES

Mains electricity, water and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE:

We are informed the property is held on a Leasehold basis for the residue of 125 years from 27th February 1991. This should be verified by your Solicitor.

COUNCIL TAX

Band "C"

NOTE

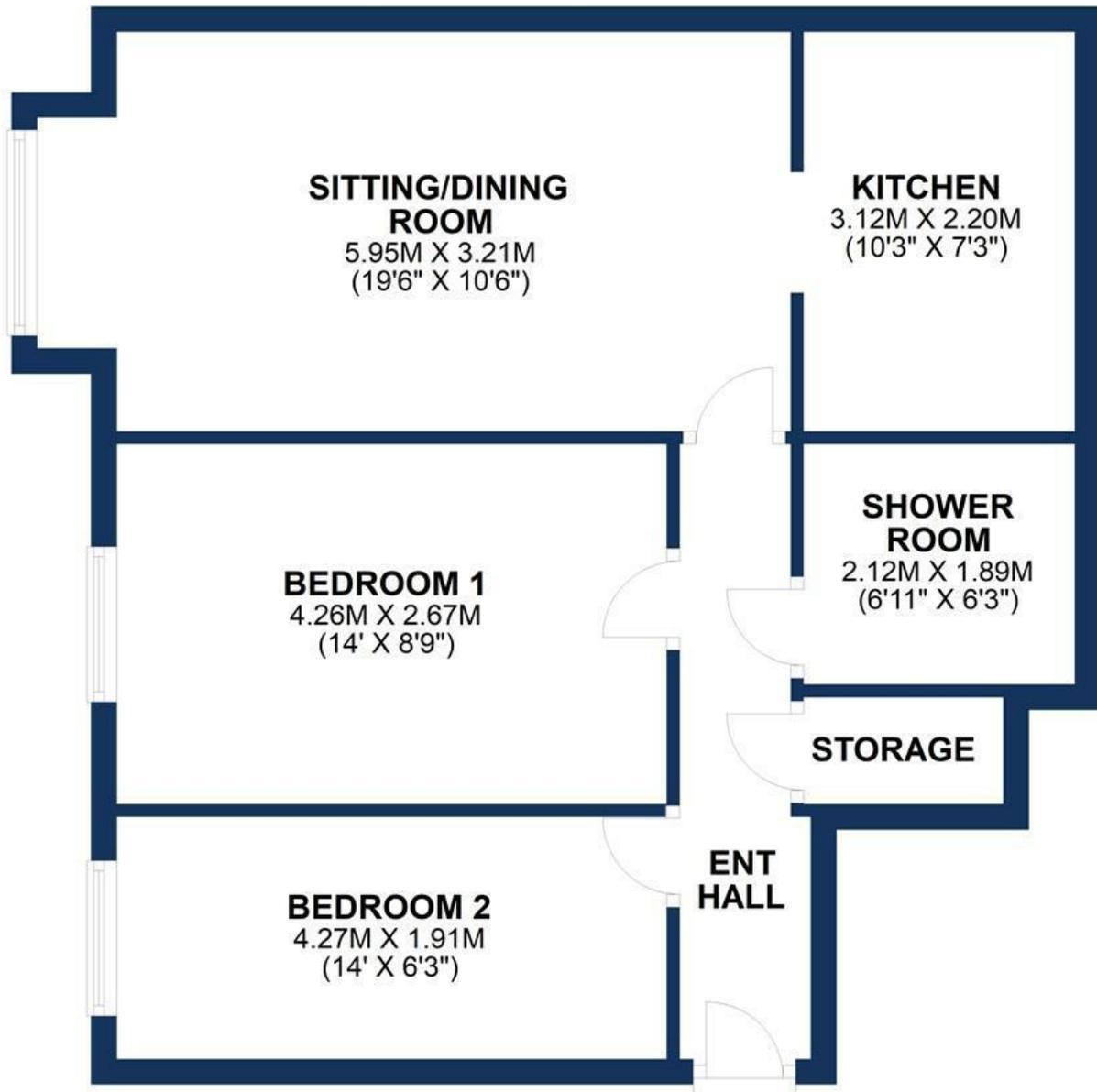
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 57.0 SQ. METRES (613.7 SQ. FEET)



TOTAL AREA: APPROX. 57.0 SQ. METRES (613.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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