



APARTMENT 4 HOWARD COURT | TIMPERLEY

£179,950

An excellent ground floor retirement apartment ideally located within the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall with residents lounge and kitchen adjacent. Lift and stairs to all floors. Private entrance hall with large storage cupboard, open plan lounge dining room with door to the communal gardens and fitted kitchen off, two excellent double bedrooms and modern shower room/WC. Viewing is highly recommended to appreciate the accommodation on offer and also the position within the development.

POSTCODE: WA15 7UU

DESCRIPTION

A superb ground 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 the community within Howard Court.

This 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 is superbly proportioned throughout and well maintained and features a large open plan lounge dining room with door leading onto the communal gardens and with an adjacent fitted kitchen off. There are two excellent double bedrooms, the master with fitted wardrobes. The accommodation is completed by the modern shower room/WC and also a large storage cupboard within the hallway.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Attractively furnished residents lounge and kitchen. In this area there is also the House Managers office and there is a laundry and guest suite.

Lift and staircase to the upper floors.

PRIVATE ENTRANCE HALL

Hardwood front door. Large fitted storage cupboard. Ceiling cornice. Electric heater. Phone entry system.

LIVING DINING ROOM

23'2" x 10'5" (7.06 x 3.18)

Focal point of an electric fireplace with marble effect insert and hearth. Two electric heaters. Television aerial point. Telephone point. Ceiling cornice. PVCu double glazed door provides access to the communal gardens. Double glass panelled doors to:

KITCHEN

8'6" x 7'7" (2.59 x 2.31)

Fitted with a comprehensive range of wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Space for fridge and freezer. Tiled splashback. PVCu double glazed window to the side. Ceiling cornice. Wall mounted heater.



BEDROOM 1

19'3" x 9'2" (5.87 x 2.79)

With mirror fronted fitted wardrobes. PVCu double glazed window to the side. Electric heater. Television aerial point. Telephone point.

BEDROOM 2

15'1" x 9'2" (4.60 x 2.79)

Full height PVCu double glazed window to the side. Electric heater. Ceiling cornice.

SHOWER ROOM/WC

6'9" x 5'6" (2.06 x 1.68)

Fitted with a modern white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Extractor fan. Remote control fan heater. Heated towel rail. Tiled walls.

OUTSIDE

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

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band 'C'

TENURE

We are informed the property is held on a leasehold basis for the residue of a 125 year term commencing 1st February 2001. Current ground rent is £410.00. Full details will be provided by our clients Solicitor.

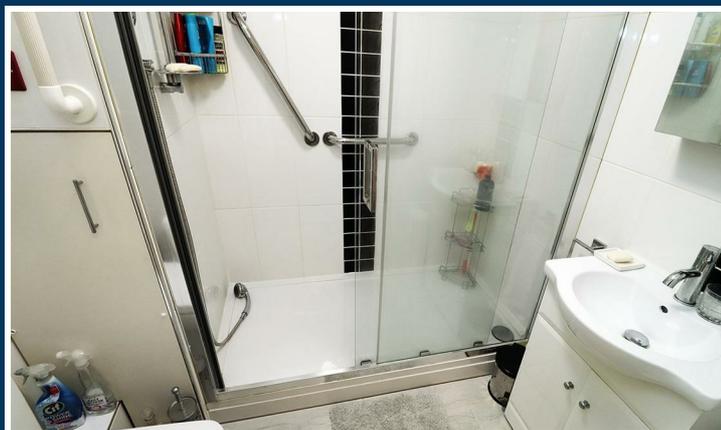
SERVICE CHARGE

Service charge is paid half yearly the total of which comes to £3448.47. 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.

Ground rent is £205 and also paid half yearly. (£410.00 pa)

NOTE

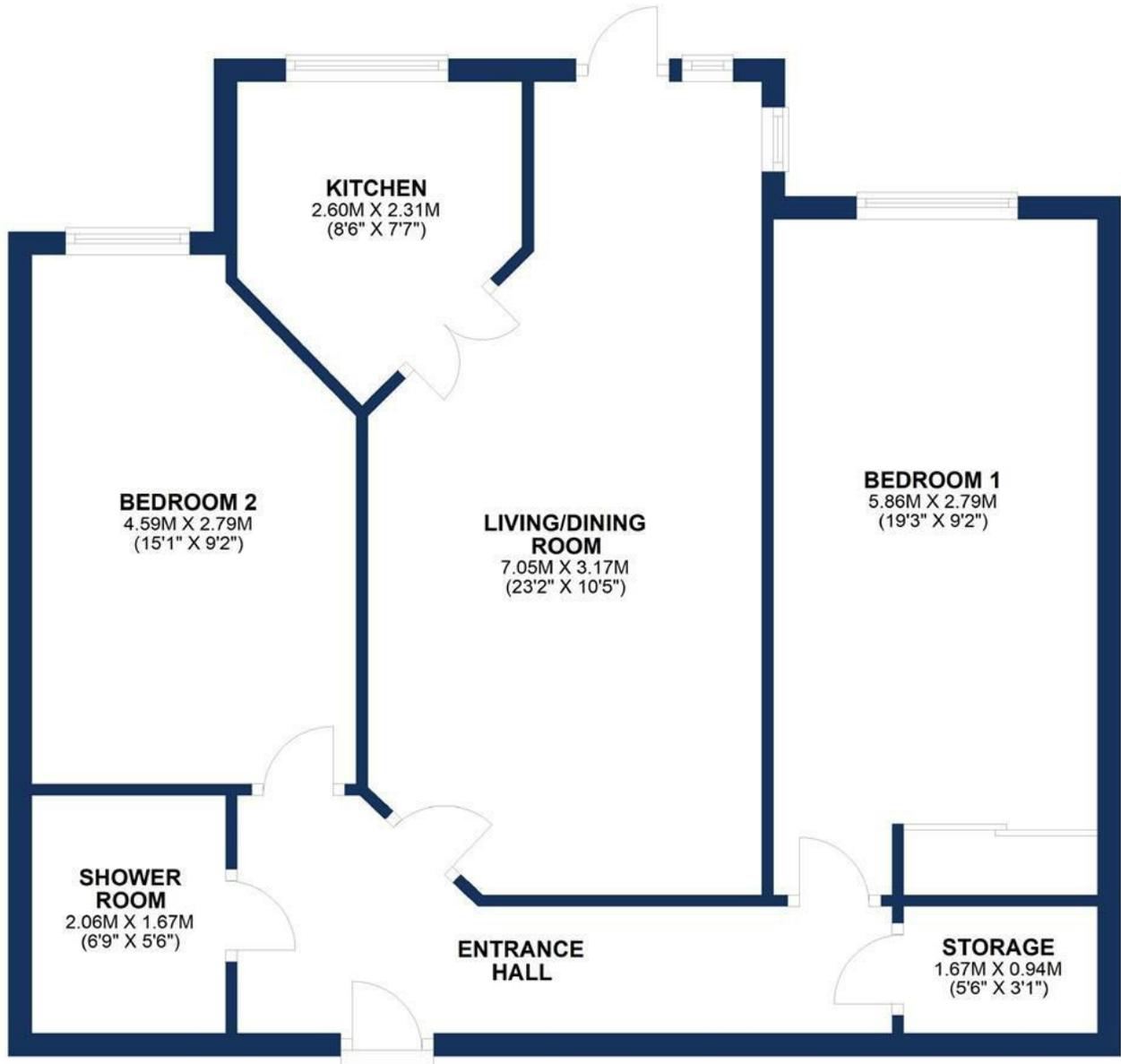
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 69.6 SQ. METRES (748.9 SQ. FEET)



TOTAL AREA: APPROX. 69.6 SQ. METRES (748.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM