



18 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£145,000

NO ONWARD CHAIN A superbly presented and proportioned ground floor apartment within this ever popular retirement development situated in the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, residents lounge and kitchen with access onto the communal gardens, private entrance hall with storage, open plan sitting/dining room with PVCu double glazed door to the front and also opening onto the fitted kitchen. The accommodation is completed by the large double bedroom with fitted wardrobe and the bathroom/WC. As previously mentioned ideally positioned being within walking distance of the village centre and all local amenities.

POSTCODE: WA15 6UB

DESCRIPTION

This superbly proportioned apartment forms part of the highly favoured development built by McCarthy & Stone in 1997 and is ideally situated in the heart of Timperley village centre. The market town of Altrincham with its more comprehensive range of shops and Metrolink station into Manchester is a bout 2 miles distant.

The communal reception area and residents lounge form the focal point of the community within Mayfair Court and provides access to the delightful lawned gardens with mature tree screen. The self contained and private accommodation is well appointed and proportioned throughout and benefits from electric heating and double glazing. There is a large sitting/dining room leading onto the adjacent fitted kitchen and also has a door leading onto the front garden. There is an excellent double bedroom with fitted wardrobe plus bathroom/WC. The accommodation is completed by a large storage cupboard within the entrance hall. Ideally positioned on the ground floor for easy access and throughout the apartment there is a series of emergency pull cords.

There is also a guest suite available which can be booked by residents and a delightful communal lounge for various social events. A communal laundry is also on site.

Viewing is highly recommended to appreciate the position within the development.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL AND RECEPTION AREA

With the residents lounge and access to the communal tree lined gardens and adjacent kitchen. Lift and stairs to all floors.

PRIVATE ENTRANCE HALL

Large storage cupboard. Hardwood front door. Phone entry system.

SITTING/DINING ROOM

17'7" x 11'11" (5.36m x 3.63m)

With PVCu double glazed door to the front garden. PVCu double glazed window overlooking the garden. Space for living and dining suite. Electric fireplace. Electric heater. Ceiling cornice. Television aerial point. Telephone point.

KITCHEN

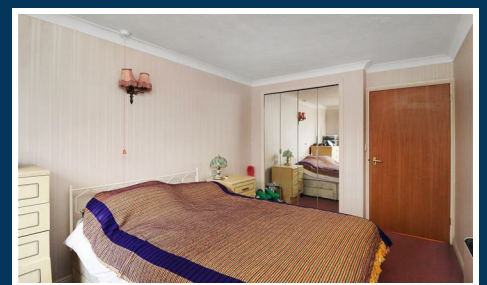
7'4" x 7'1" (2.24m x 2.16m)

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob. Space for fridge. PVCu double glazed window to the front. Ceiling cornice. Wall mounted electric heater.

BEDROOM

12'4" x 8'11" (3.76m x 2.72m)

PVCu double glazed window to the front. Mirror fronted fitted wardrobe. Electric heater. Ceiling cornice.



BATHROOM

7'1" x 5'8" (2.16m x 1.73m)

With a suite comprising panelled bath with electric shower over, WC and vanity wash basin. Ceiling cornice. Tiled walls. Heated towel rail. Extractor fan. Wall mounted heater.

OUTSIDE

There is residents and visitors parking. Delightful communal tree lined grounds.

SERVICES

Mains electric, water and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

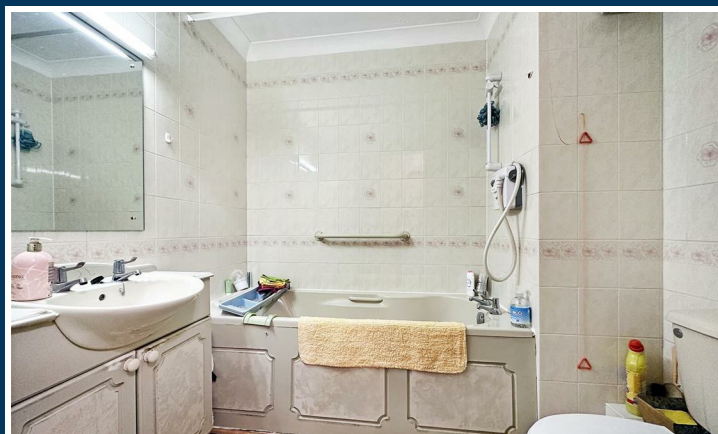
We are informed the property is held on a Leasehold basis for the residue of 125 year term from 1997 and subject to a Ground Rent of £522.56 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

The service charge is currently £2679.38 per annum.

NOTE:

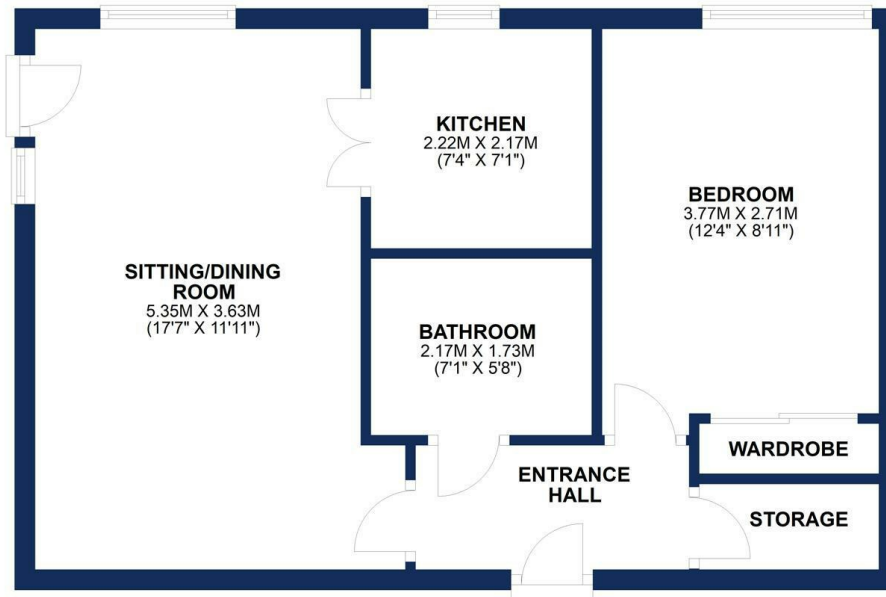
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 43.8 SQ. METRES (471.4 SQ. FEET)



TOTAL AREA: APPROX. 43.8 SQ. METRES (471.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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