



## APARTMENT 3 | MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£205,000

\*\*\*NO ONWARD CHAIN\*\*\* A larger than average retirement flat ideally located within the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, residents lounge with lift and stairs to all floors and adjacent kitchen, access to the gardens, private entrance hall with storage areas, open plan sitting/dining room with adjacent modern fitted kitchen, two excellent double bedrooms and modern shower room/WC. Viewing is highly recommended.



POSTCODE: WA15 6UB

## DESCRIPTION

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

A communal reception area and residents lounge form the focal point of the community within Mayfair Court and provides access to delightful lawned gardens with mature tree screening and there is also an adjacent kitchen. Lift to all floors.

The self contained apartment accommodation is well appointed and larger than average and benefits from two large storage cupboards within the hallway. Towards the front of the property is an impressive open plan sitting dining room with juliette balcony and double glass panelled doors leading onto the modern fitted kitchen. There are two excellent double bedrooms the master benefitting from fitted wardrobes and the accommodation is completed by the contemporary shower room/WC.

Throughout the apartment there is a series of pull cords for emergency use to contact the House Manager during her working hours or the outside agency Careline after hours. There is also a guest suite available that can be booked by residents. A communal laundry room is available for residents use.

Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

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

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

Two large storage cupboards. Electric heater. Ceiling cornice.

#### SITTING/DINING ROOM

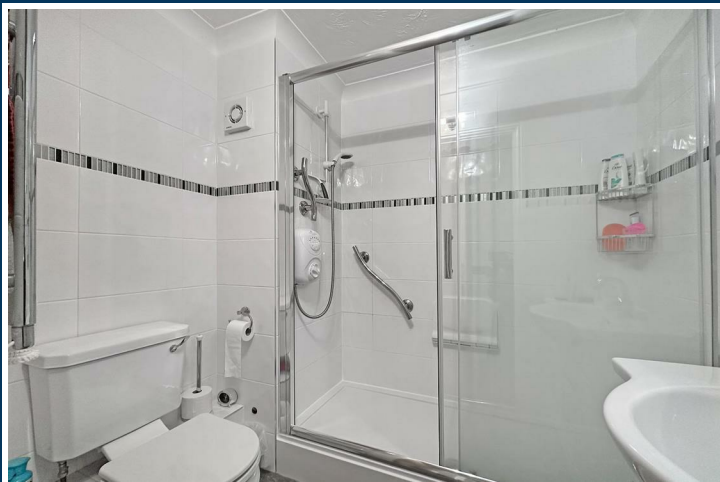
**18'4" x 11'4" (5.59m x 3.45m)**

With ample space for living and dining suites. PVCu double glazed double doors to juliette balcony. Ceiling cornice. Television aerial point. Telephone point. Double glass panelled doors to:

#### KITCHEN

**9'0" x 5'9" (2.74m x 1.75m)**

Fitted with a modern white high gloss kitchen with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill. Integrated dishwasher. Four ring electric hob with extractor hood over. Integrated fridge freezer. Tiled splashback. PVCu double glazed window to the front. Ceiling cornice.





## BEDROOM 1

16'9" x 11'1" (5.11m x 3.38m)

With mirror fronted fitted wardrobes. PVCu double glazed windows to the front and side. Ceiling cornice. Electric heater.

## BEDROOM 2

11'1" x 10'10" (3.38m x 3.30m)

With PVCu double glazed window overlooking the communal gardens. Ceiling cornice. Electric heater.

## BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

Fitted with a modern white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Extractor fan. Wall mounted heater. Tiled walls. Ceiling cornice. Chrome heated towel rail.

## OUTSIDE

Residents parking to the front and delightful treelined gardens incorporating a patio seating area to the rear.

## SERVICES:

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX:

Band "C"

## SERVICE CHARGE

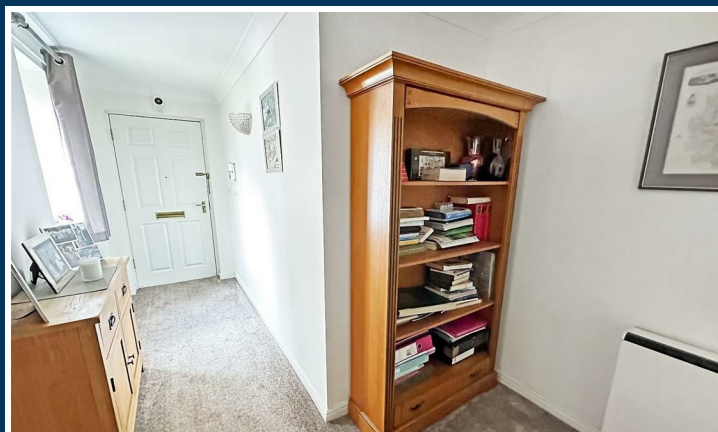
The service charge is currently £2,287.66 paid every 6 months and includes cleaning and lighting of common parts, garden maintenance, window cleaning, buildings insurance and remuneration of the House Manager. Further details will be provided by our clients Solicitor.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 31/07/1996 and subject to a Ground Rent of £294.54 paid every 6 months. 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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