



APARTMENT 9 HOWARD COURT | TIMPERLEY

£184,950

*****NO ONWARD CHAIN***** An immaculately presented and superb size ground floor retirement apartment ideally located within the heart of Timperley village. 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. Superb master bedroom with two fitted wardrobes and additional double bedroom and the accommodation is completed by the modern shower room/WC. Viewing is highly recommended.

POSTCODE: WA15 7UU

DESCRIPTION

An immaculately presented and superb size 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 a community within Howard Court.

The 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 presented and features a large open plan sitting/dining room with door leading onto the communal gardens towards the rear and with an adjacent fitted kitchen off. There is a superb master bedroom with two fitted wardrobes and additional double bedroom and 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 upper floors.

PRIVATE ENTRANCE HALL

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

SITTING/DINING ROOM

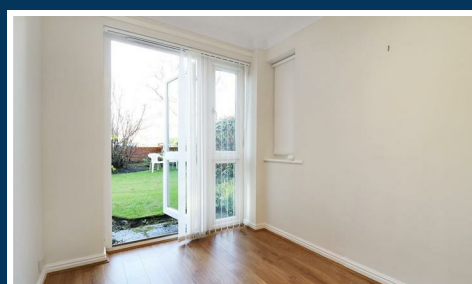
22'11" x 11'1" (6.99 x 3.38)

With a focal point of an electric fireplace with marble effect insert and hearth. Electric heater. Television aerial point. Telephone point. Ceiling cornice. Wood flooring. PVCu double glazed door provides access to the communal gardens. Double glass panelled doors to:

KITCHEN

8'9" x 7'8" (2.67 x 2.34)

Fitted with a range of white wall and base units with quartz work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Recess for freezer. Recently purchased fridge included. Grey subway tiled splashback. PVCu double glazed window to the rear. Ceiling cornice. Wall mounted heater. Tiled splashback. Vinyl flooring.



BEDROOM 1

19'3" x 9'4" (5.87 x 2.84)

A superb master bedroom with two mirror fronted fitted wardrobes. PVCu double glazed window to the rear. Electric heater. Telephone point. Ceiling cornice. Wood flooring. Dado rail. Television aerial point.

BEDROOM 2

15'1" x 9'3" (4.60 x 2.82)

PVCu double glazed window overlooking the communal gardens. Wood flooring. Electric heater.

BATHROOM

6'11" x 5'8" (2.11 x 1.73)

Fitted with a modern suite comprising walk in shower enclosure, WC and vanity wash basin. Tiled walls. Chrome heated towel rail. Wall mounted heater. Extractor fan. Ceiling cornice. Wood flooring.

OUTSIDE

Residents parking toward 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

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 per annum and is paid half yearly (two installments). The first payment of £205 was paid on 6/1/24 with a second payment of £205 due in July 2024. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

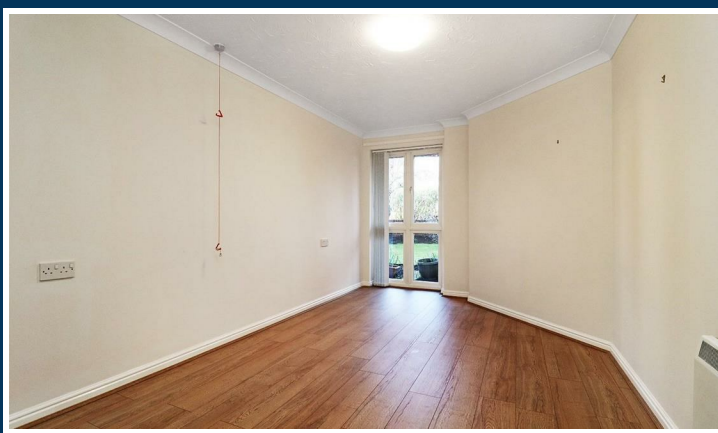
Service charge is paid half yearly (two installments) the total of which comes to £4417.44 (one payment of £2208.72 has been paid for the period 1/3/24 - 31/08/24. The next payment of £2208.72 is due late summer). This includes remuneration of the house manager, cleaning, lighting and heating of common 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

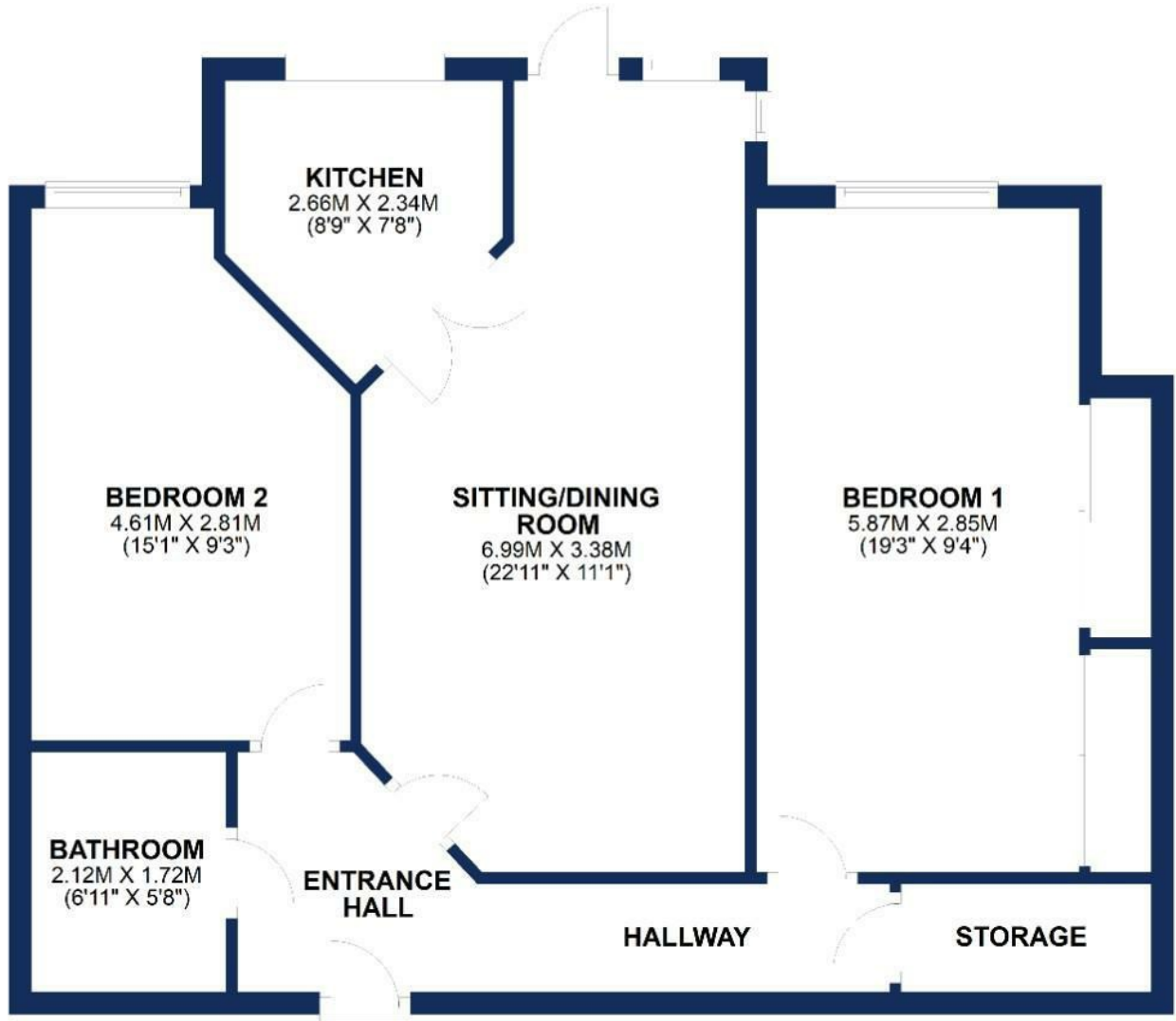
EPC available upon request.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 72.5 SQ. METRES (779.9 SQ. FEET)



TOTAL AREA: APPROX. 72.5 SQ. METRES (779.9 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