

Adlington House, 185 Moorside
Road
Trafford
M41 5TS

PAUL BIRTLES

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Apartment 41 Adlington House, 185 Moorside Road Urmston Trafford



£225,000

NO ONGOING VENDOR CHAIN

FIRST 12 MONTHS SERVICE CHARGE PAID

A two double bedroom first floor retirement apartment, specifically for persons aged 60 and above. Electric heating system and double glazing. Spacious lounge/dining room with double doors to a balcony. Fitted kitchen with appliances. Well appointed shower room/WC. Large storage cupboard with plumbing provided for an automatic washing machine. Large, additional storage cupboard. Excellent standard of presentation. Access by stairs and/or lifts to all floors. A quality development set within beautiful, well tended communal grounds. Many on-site facilities including table service restaurant, activity room, lounge, guest suite etc. EPC rating "B". On-site support and security systems. Conveniently situated within easy reach of local amenities. Across Moorside Road from Trafford General Hospital. Must be viewed to be appreciated.

Entrance Hall

With a really substantial, walk-in cloaks/storage area off. There is also a further walk-in storage facility with plumbing provided for an automatic washing machine.

Lounge/Dining Room

With a feature fireplace and double glazed double doors to a balcony. Electric heater. Door to :

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, microwave, hob and extractor fan. Integrated fridge and freezer in addition to a dishwasher. Double glazed window.

Bedroom (1)

With an electric heater, a double glazed window and a fitted wardrobe/storage cupboard.

Bedroom (2)

With an electric wall heater and a double glazed window.

Shower Room/WC

With a walk-in shower area, pedestal wash handbasin and low level WC. Tiled decor, chrome ladder radiator, extractor fan and mirror fronted medicine cabinet.

Outside

The development stands within well tended, communal grounds that incorporate parking areas for residents and visitors.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2018, subject to an annual ground rent of £1350.00. The Ground Rent is due annually from 1st January and will be reviewed every year in line with the Retail Price Index (with a minimum increase of 1% and a maximum of 4%). A service charge is payable of £800.90 pcm.

About The Development

Adlington House was constructed in 2017, providing 55, exclusive one-, two- and three-bedroom retirement apartments have all the space and added extras you would expect in a luxury family home but with the comfort of discreet 24-hour on-site care available, should it be required.

The quality, spacious design of Adlington House allows residents to maintain the independent lifestyle they are used to. The amenities and community facilities available for residents to use as much or as little as they choose include:

24-hour emergency call system linked directly to the dedicated MHA on-site care team
Elegant table service restaurant
Stylishly appointed lounge
Activities and crafts room
Spa suite
Hairdressing salon
Internal mobility scooter store with electric charging facilities
Family guest suite with en-suite shower room, television and tea/coffee making facilities
Two lifts to all floors
Private residents' parking
Fully landscaped gardens

About The Service Charge

All homeowners living at Adlington House, Urmston will contribute to a Service and Well-being Charge. The high level of care, support and services on offer to enhance quality and enjoyment of life are what make Adlington different. These charges are to provide services such as;

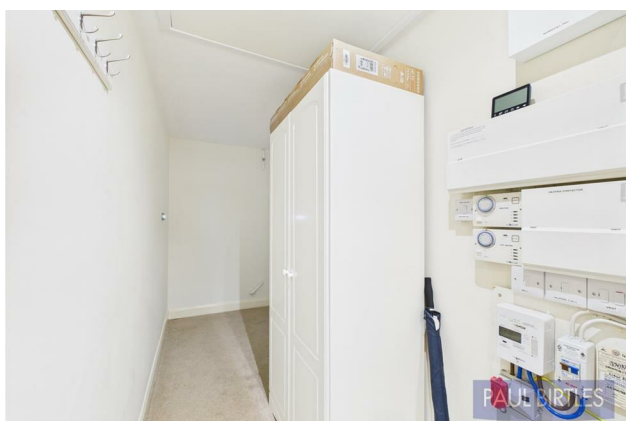
- * The provision of a daily restaurant service which enables homeowners to enjoy a delicious freshly prepared meal at subsidised rates.
- * Communal cleaning and maintenance
- * External window cleaning
- * Water usage, buildings insurance and estate management
- * 24-hour support everyday, 365 days a year, in case of any emergency, working in tandem with a discreet emergency call system installed in each apartment

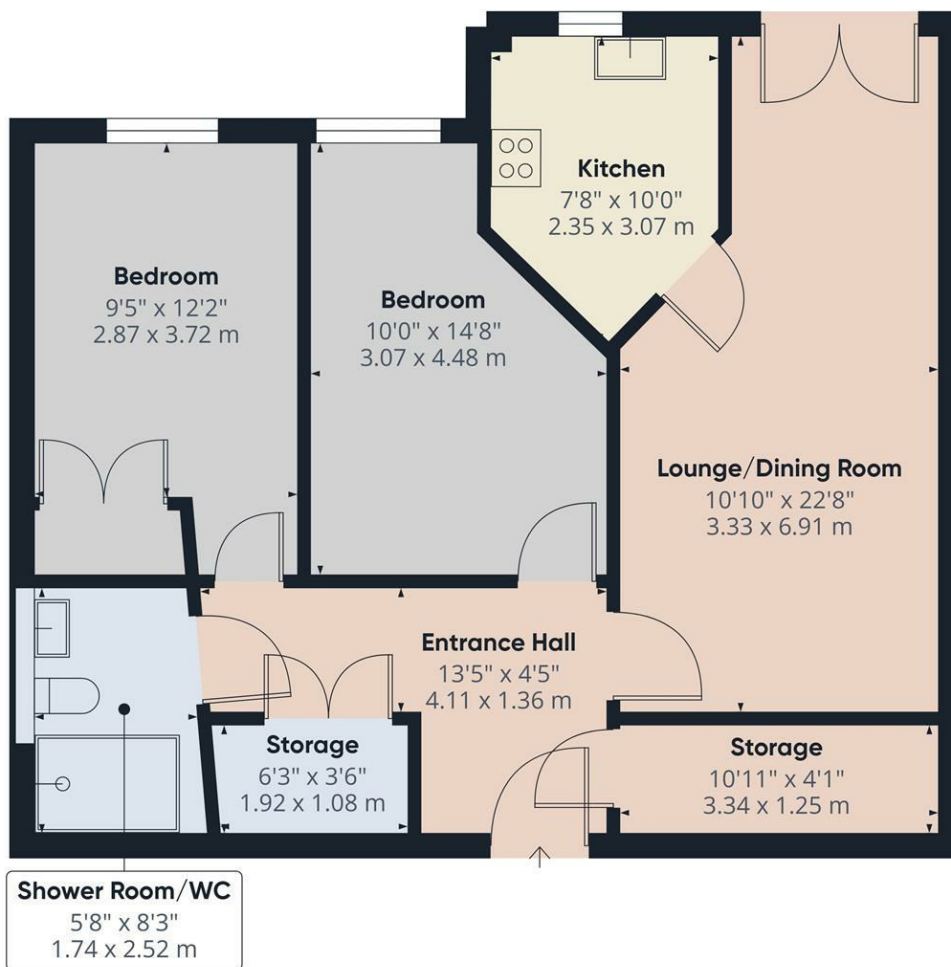
Building Reserve Fund

While the day-to-day maintenance of the buildings and facilities is covered by the Service and Well-being Charge, which is kept as low as possible to leave homeowners with maximum disposable income, major capital costs and refurbishment are not included.

It is important that maintenance is kept to the highest standards for all to enjoy, and to cover any major works, a fee of 0.5% of your sale price for each year, or part-year, of ownership will be levied when you sell on your apartment. A contribution to the Building Reserve Fund is also collected through the Service and Well-being Charge.

The Building Reserve Fund will build up over time so that money is available to pay for capital costs as they occur e.g replacement lifts, restaurant kitchen equipment, the building's roof and car park etc. This means that the development is always kept up to the same standard as when you purchased your apartment.





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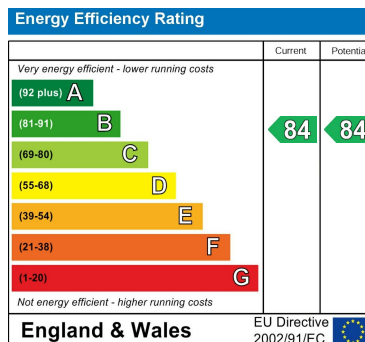
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Approximate total area⁽¹⁾
748 ft²
69.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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