



**GASCOIGNE  
HALMAN**

APARTMENT 11, ST. JOHNS LODGE, THORLEY LANE,  
TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

NO CHAIN! A beautifully presented and contemporary one-bedroom GROUND FLOOR retirement apartment situated within a very popular and sought-after Churchill Retirement Development. A short walk from Timperley Village, the apartment is presented to a very high standard and ALSO BENEFITS FROM AN OUTSIDE SUN TERRACE with PRIVATE ACCESS FROM YOUR OWN LIVING ROOM. There is also owner parking to the front of the development.

## DESCRIPTION

This fantastic and sought after development is still within its infancy. St. Johns Lodge is a stunning Churchill Retirement Living Development designed to desirable high standards, with fantastic communal spaces and an in-house manager, each floor has lift access and there is resident parking.

This apartment occupies a prominent position within the development. It is situated on the ground floor, overlooking the pristine communal gardens, from three aspects.

The apartment has a very impressive and well-proportioned living room with a door opening out to your own patio area, and the communal gardens.

There is a separate fitted kitchen, which also overlooks the garden, with a washing machine, and separate fridge and freezer.

There is a spacious double bedroom with fitted wardrobes, again with a window overlooking the beautiful gardens.

There is an immaculate shower room, plus a useful storage cupboard/ drying room to the left of the front door.

We have been informed that the service charge includes 24-hour Careline and secure entry system, building's insurance, water and sewage rates, utilities and maintenance, garden maintenance, lift maintenance, air source heating, house manager who is available weekdays, communal cleaning and a contribution to the contingency fund.

A viewing is highly recommended both to appreciate the size and get a feel for this superb complex.

In addition to the apartment itself, there is a wonderful communal

lounge and the availability of a guest suite. (subject to costs and booking availability).

## LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

## TENURE

LEASEHOLD

Ground Rent - £772.88 per annum

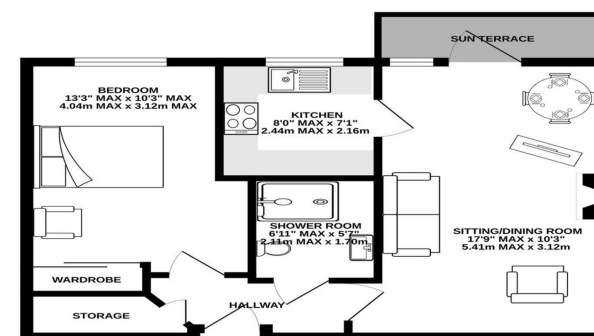
Service Charge - £3,310.88 per annum

114 years remaining

## COUNCIL TAX

Trafford Council Tax Band C

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.7 sq.m.) approx.  
Measurements are approximate. See to verify. Dimensions property only.  
Not to scale.

## ALTRINCHAM OFFICE

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