



## APARTMENT 14 MAYFAIR COURT | TIMPERLEY

£155,000

A superbly proportioned GROUND FLOOR retirement apartment in the heart of Timperley village within walking distance of all amenities and with DIRECT ACCESS TO THE COMMUNAL GARDENS. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage cupboard, large open plan sitting / dining room with door to the gardens, modern fitted kitchen, excellent double bedroom with fitted wardrobe and recently installed shower room/WC. Communal residents lounge with access to extensive gardens to the rear. 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 rail service into Manchester is about 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 screening. This particular apartment has the added benefit of a door leading directly to the south facing gardens.

The self contained and private accommodation is superbly appointed with recently installed kitchen and bathroom and well proportioned throughout and benefits from electric central heating and double glazing throughout. There is a large sitting/dining area which leads onto the newly fitted kitchen and also has access to the communal gardens. There is an excellent double bedroom plus modern shower room/WC. The accommodation is completed by the large storage cupboard within the entrance hall.

Throughout the apartment is a series of pull cords to contact the House Manager any time if required. There is also a guest suite available which can be booked by residents. A communal laundry room is available for residents use.

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

## ACCOMMODATION

### COMMUNAL RECEPTION HALL

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

### GROUND FLOOR

#### PRIVATE ENTRANCE HALL

Large storage cupboard. Ceiling cornice. Phone entry system.

#### LIVING / DINING ROOM

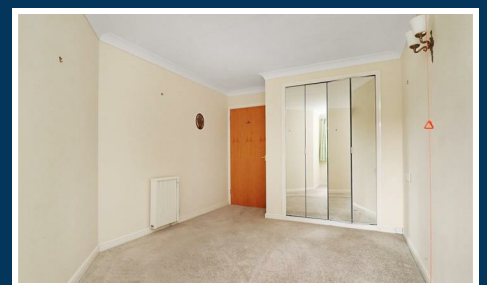
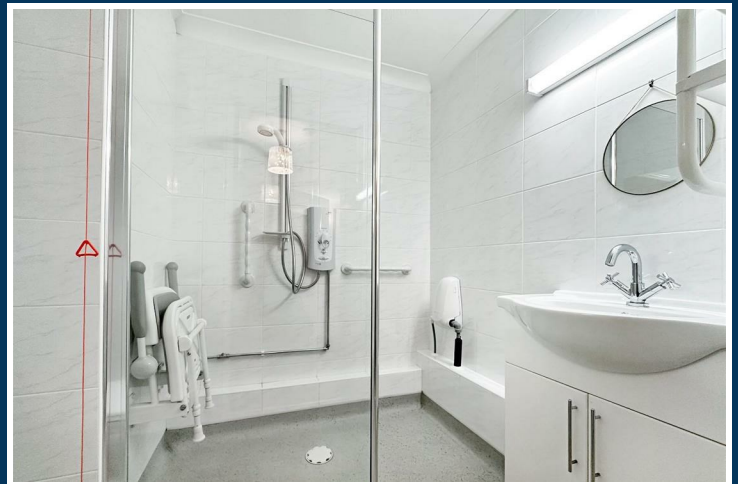
20'4" x 10'11" (6.20 x 3.33)

PVCu double glazed door provides access to the beautiful communal gardens. Ample space for living and dining suites. Ceiling cornice. Television aerial point. Electric fireplace. Electric heater. Telephone point. Glass panelled double doors to;

#### KITCHEN

7'10" x 7'8" (2.39 x 2.34)

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



## BEDROOM

16'3" x 9'3" (4.95 x 2.82)

With PVCu double glazed window overlooking the gardens. Mirror fronted fitted wardrobe. Cornice. Television aerial point. Telephone point. Electric heater.

## WET ROOM

6'11" x 5'10" (2.11 x 1.78)

Fitted as a 'wet room' and with a modern suite comprising tiled shower enclosure, vanity wash basin and WC. Fully tiled walls. Extractor fan. Wall mounted heater. Cornice. Heated towel rail.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## SERVICE CHARGE

The service charge is currently approximately £2,452.00 pa paid half yearly.

## COUNCIL TAX

Trafford Borough Council Band 'B'

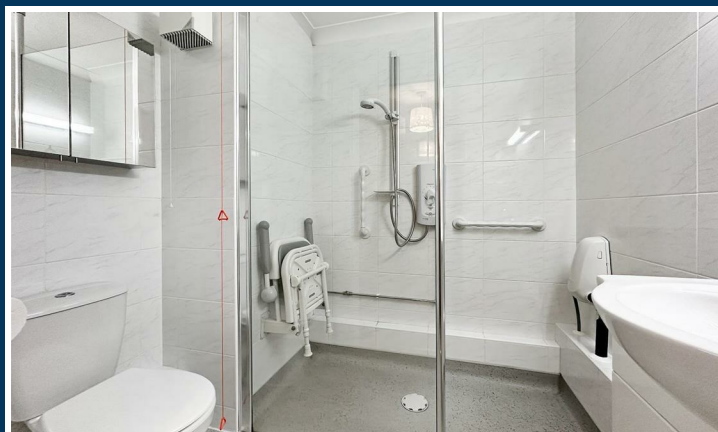
## TENURE

We are informed the property is held on a leasehold basis for a 125 year term from July 1996 and subject to a ground rent of approximately £455.00 pa. 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.

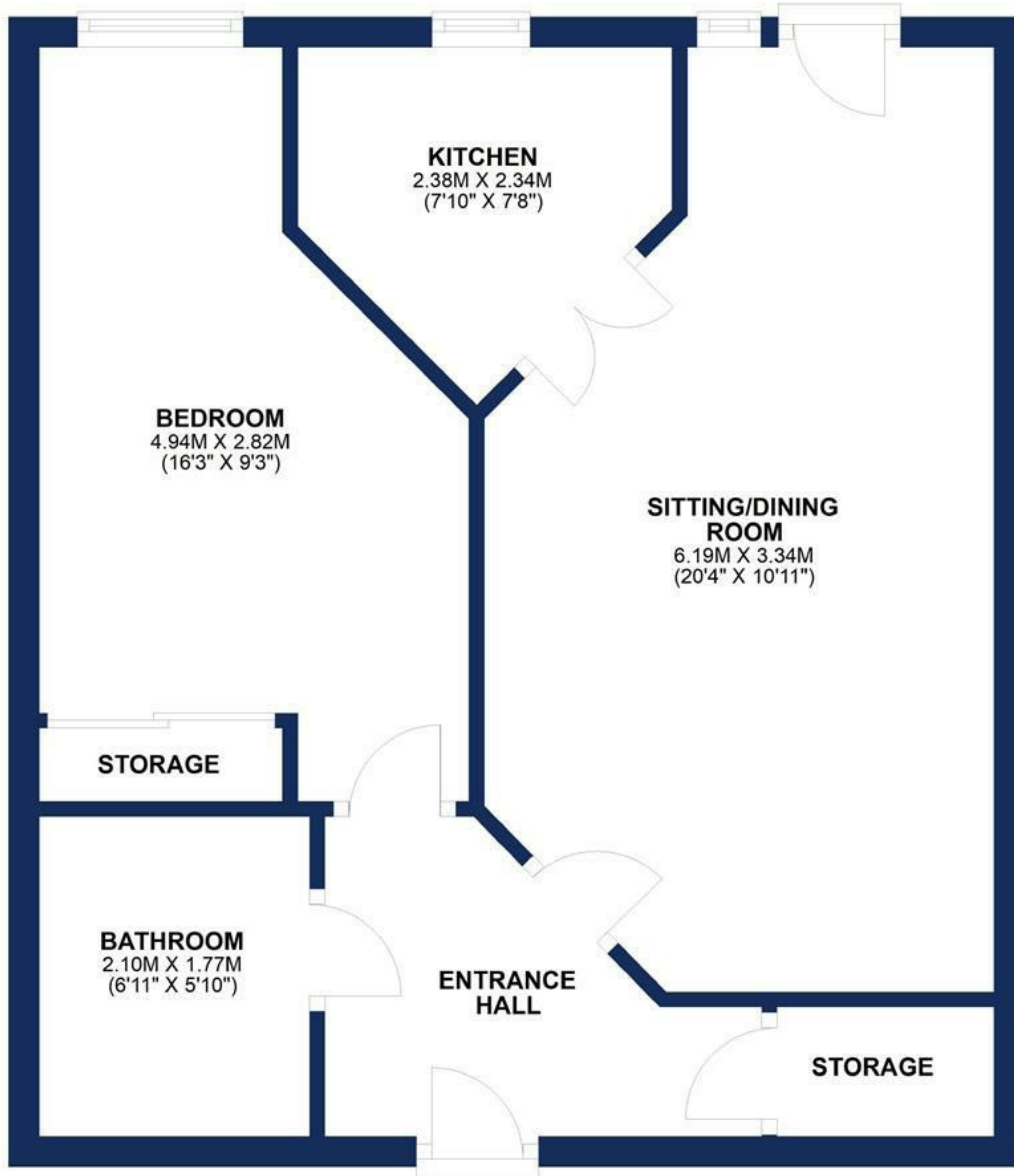
EPC available upon request



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## GROUND FLOOR

APPROX. 44.7 SQ. METRES (480.9 SQ. FEET)



TOTAL AREA: APPROX. 44.7 SQ. METRES (480.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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