



**APARTMENT 32 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY**

**£144,000**

\*\*\*NO ONWARD CHAIN\*\*\* A well presented first floor retirement apartment ideally located within walking distance of Timperley village and overlooking the south facing communal gardens. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, open plan sitting/dining room with doors to Juliette balcony and also the fitted kitchen, bedroom with fitted wardrobe and modern shower room/WC. Viewing is highly recommended.



**POSTCODE: WA15 6UB**

## DESCRIPTION

This superbly presented apartment forms part of this highly favoured development built by McCarthy & Stone in 1996 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 forms the focal point of the community within Mayfair Court and provides access onto the delightful lawned gardens with mature tree screen. The self contained and private accommodation is well appointed and presented and benefits from electric central heating and double glazing throughout. There is a large open plan sitting/dining room which leads onto the fitted kitchen and also benefits from a Juliette balcony overlooking the south facing part of the communal gardens. The accommodation is completed by the large double bedroom with fitted wardrobe and modern shower room/WC.

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

The property benefits from a southerly aspect as previously mentioned and needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL AND RECEPTION AREA

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

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

With large storage cupboard. Ceiling cornice. Phone entry system.

#### OPEN PLAN SITTING/DINING ROOM

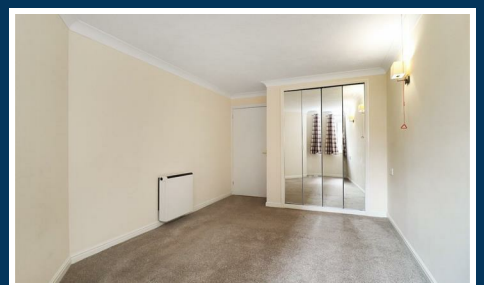
**23'3" x 7'2" (7.09m x 2.18m)**

With a focal point of a marble effect fireplace. Electric radiator. Ample space for living and dining suites. Ceiling cornice. PVCu double glazed door to the south facing Juliette balcony. Television aerial point. Telephone point. Double glass panelled doors to:

#### KITCHEN

**26'2" x 22'11" (8'7" x 7'7")**

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Space for fridge. PVCu double glazed window to the side. Tiled splashback. Wall mounted heater. Ceiling cornice.





## BEDROOM

15'10" x 9'3" (4.83m x 2.82m)

With mirror fronted fitted wardrobes. PVCu double glazed window to the side. Electric radiator. Ceiling cornice.

## SHOWER ROOM

6'10" x 5'6" (2.08m x 1.68m)

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

## OUTSIDE

Residents and visitors parking. Delightful communal tree lined grounds.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE:

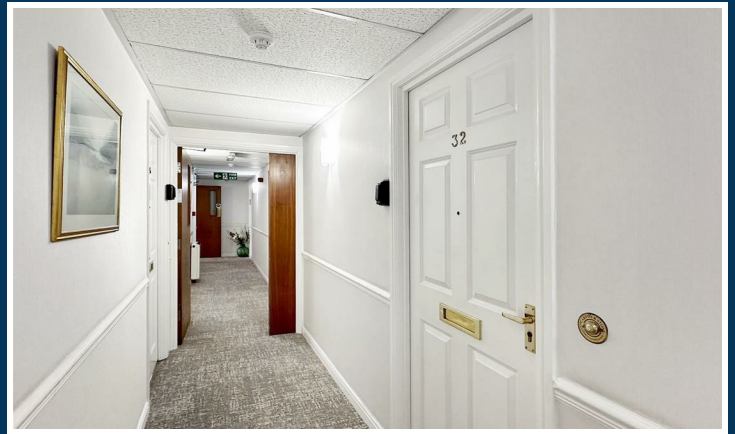
We are informed the property held on a Leasehold basis for the residue of a 125 year term commencing 31st July 1996 and subject to a Ground Rent of approximately £400.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is currently set at approximately £3,400.00 per annum paid in half yearly instalments. Full details will be provided by our clients Solicitor.

## NOTE

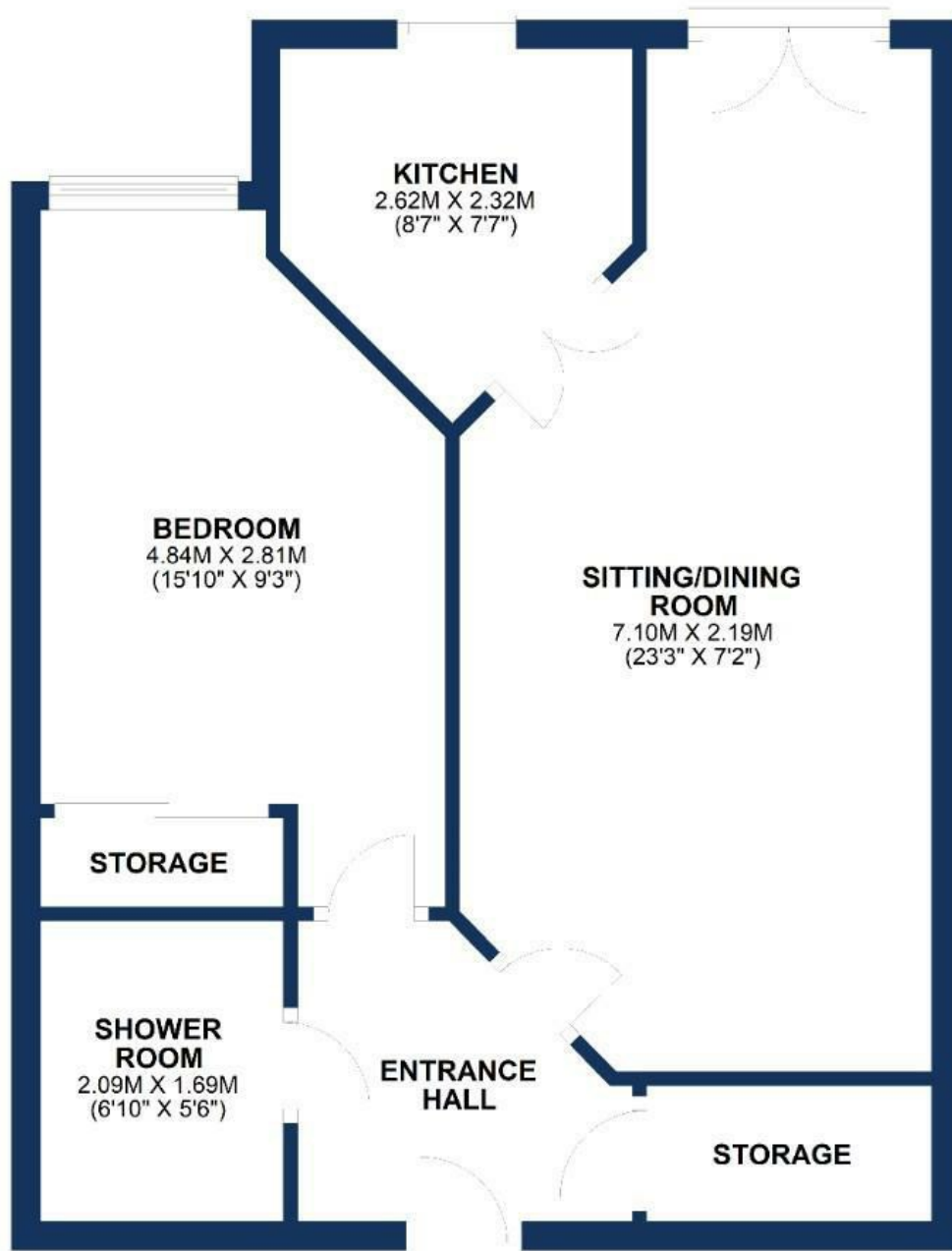
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## FIRST FLOOR

APPROX. 48.5 SQ. METRES (521.8 SQ. FEET)



TOTAL AREA: APPROX. 48.5 SQ. METRES (521.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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