



33 SPEAKMAN COURT 3 HAZEL ROAD | ALTRINCHAM

£145,000

NO ONWARD CHAIN A superbly presented contemporary second floor apartment within this highly popular development and positioned within close proximity to Altrincham town centre. The accommodation briefly comprises private entrance hall with storage, sitting/dining room with double doors to Juliette balcony, contemporary fitted kitchen with integrated appliances, spacious double bedroom with walk in wardrobe and a fully tiled shower room/WC. The property also benefits from PVCu double glazing throughout and all facilities of a McCarthy & Stone development.

POSTCODE: WA14 1BP

DESCRIPTION

Completed in 2010 this second floor retirement apartment forms part of a McCarthy & Stone development built in a contemporary style located within close proximity to Altrincham town centre. The property occupies a superb position within the development and needs to be seen to be appreciated. The features of the development include a House Manager, comprehensive security system and 24 hr Careline facility. There is a guest suite for visitors that can be reserved at a relatively modest cost and a well appointed residents lounge with French windows to the southerly facing paved terrace with lawned gardens beyond. Organised social events include afternoon teas, art classes, indoor and outdoor bowls, games nights and many more activities which are available for all residents.

The accommodation is beautifully presented and appointed with a generous private reception area with storage leading onto a spacious sitting/dining room with a focal point of an electric fireplace and with double PVCu double glazed doors leading onto a Juliette balcony. The adjacent kitchen is fitted with a range of integrated appliances and light wood units.

A fully tiled bathroom/WC compliments the excellent internal standard and a well proportioned double bedroom features a walk in wardrobe with hanging and shelving.

Electric heating has been installed together with PVCu double glazing.

In conclusion a superbly presented contemporary second floor retirement apartment occupying an exceptional position within the development and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

leading to residents lounge and access to each of the apartments. Secure entry system. Lift and staircase to upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Approached through a hardwood front door a generous reception area with storage cupboard housing the hot water system. Glass panelled door to:

SITTING/DINING ROOM

With a focal point of an electric fireplace and with PVCu double glazed double doors leading to a Juliette balcony. Electric radiator. TV/Sat and telephone point.

KITCHEN

Fitted with a contemporary range of light wood effect matching wall and base units beneath a heat resistant work surface and with stainless steel sink unit with drainer. Integrated appliances include an electric oven/grill, four ring ceramic hob with matching cooker hood above, fridge and freezer and space for dishwasher. Tiled splashback. PVCu double glazed window to the front.



BEDROOM

A superbly proportioned bedroom with PVCu double glazed window to the front. Walk in wardrobe with hanging and shelving. Television aerial point. Telephone point. Electric radiator.

BATHROOM

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Fully tiled walls and floor. Airing cupboard. Heated towel rail. Wall mounted heater.

OUTSIDE

Residents and visitors parking. Communal gardens.

POSSESSION

Vacant possession upon completion.

SERVICE CHARGE

We understand the current service charge is approximately £215.00 per calendar month. This includes the remuneration of the House Manager, buildings insurance, cleaning, lighting and heating of common parts, window cleaning, gardening and repairs etc. Full details will be provided by our clients Solicitor.

TENURE

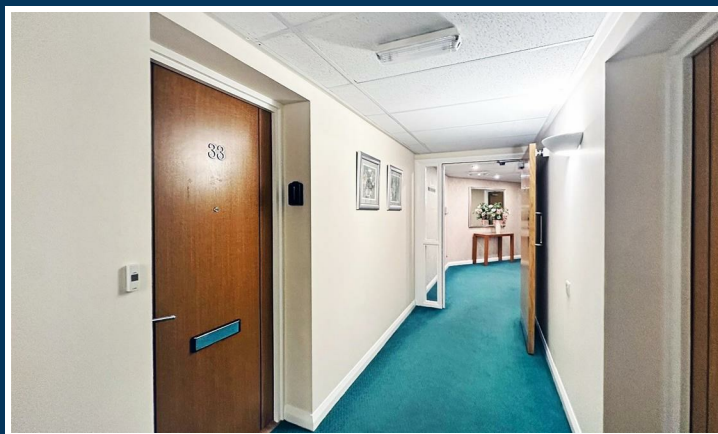
We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 01/01/2010 and subject to a Ground Rent of £425.00 per annum. This will be reviewed in January 2025. This should be verified by your Solicitor.

COUNCIL TAX

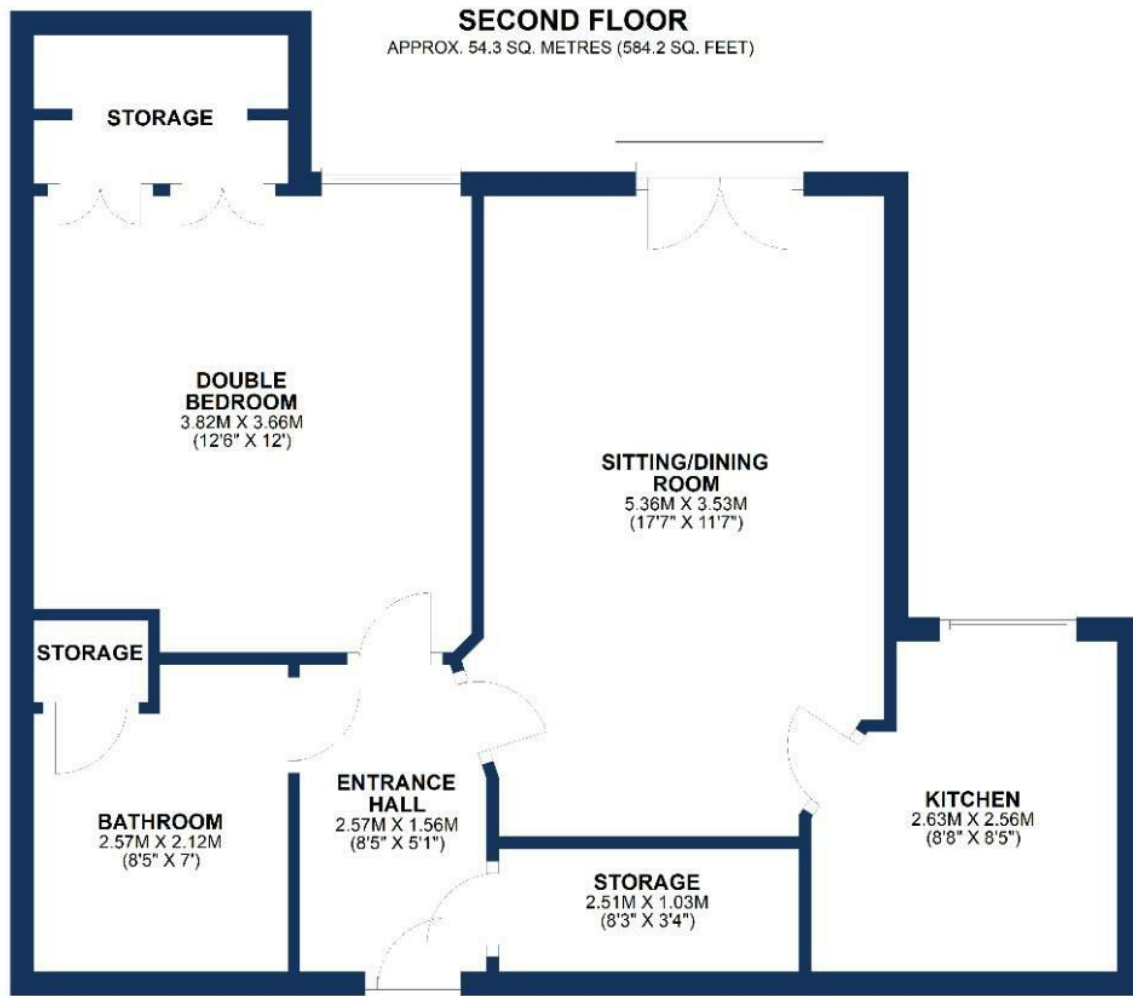
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NOTE

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



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TOTAL AREA: APPROX. 54.3 SQ. METRES (584.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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