



## 33 MAYFAIR COURT PARK ROAD | TIMPERLEY

£139,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly presented first floor retirement apartment in this ever popular development situated in the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall with residents lounge and access to the gardens, private entrance hall with storage, large sitting/dining room with Juliette balcony overlooking the gardens and providing access to the adjacent fitted kitchen, large double bedroom with fitted wardrobe, shower room/WC. Externally there is residents and visitors parking and extensive lawned gardens screened by a variety of mature trees.



**POSTCODE: WA15 6UB**

## DESCRIPTION

This superbly presented apartment forms part of a highly favoured development built by McCarthy & Stone in 1977 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 railway service into Manchester is about 2 miles distant.

The communal reception and 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 screen. The self contained and private accommodation is well appointed throughout and situated on the first floor. Upon entering the property the entrance hall provides access to a large storage cupboard housing hot water cylinder. There is a large sitting/dining room with PVCu double glazed doors leading to a Juliette balcony overlooking the south facing communal lawned gardens. Off this reception area is a fitted kitchen and the accommodation is completed by an excellent double bedroom with fitted wardrobe plus the shower room/WC.

Throughout the apartment is a series of emergency pull cords. There is also a guest suite available which can be booked by residents and a delightful communal lounge with various social events. A communal laundry is also available.

The communal gardens benefit from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

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

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

With hardwood front door. Telephone entry system. Large storage cupboard also housing the hot water cylinder.

#### SITTING/DINING ROOM

With a focal point of an electric fire with marble effect surround. Electric heater. Television aerial point. Telephone point. PVCu double glazed double doors to Juliette balcony. Double glass panelled doors to:

#### KITCHEN

Fitted with a modern range of wall and base units with work surface over incorporating 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 side overlooking the southerly facing rear gardens. Tiled splashback. Wall mounted heater. Ceiling cornice.

#### BEDROOM

With mirror fronted wardrobes. PVCu double glazed window to both sides. Electric heater. Ceiling cornice.





## BATHROOM

With a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Tiled walls. Chrome heated towel rail. Extractor fan.

## OUTSIDE

Residents and visitors parking. Delightful communal tree lined gardens accessed via the communal lounge.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band"B"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 31/07/1996 and subject to a Ground Rent of £522.56 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the current service charge is £3456.78. Full details will be provided by our Clients Solicitor.

## NOTE

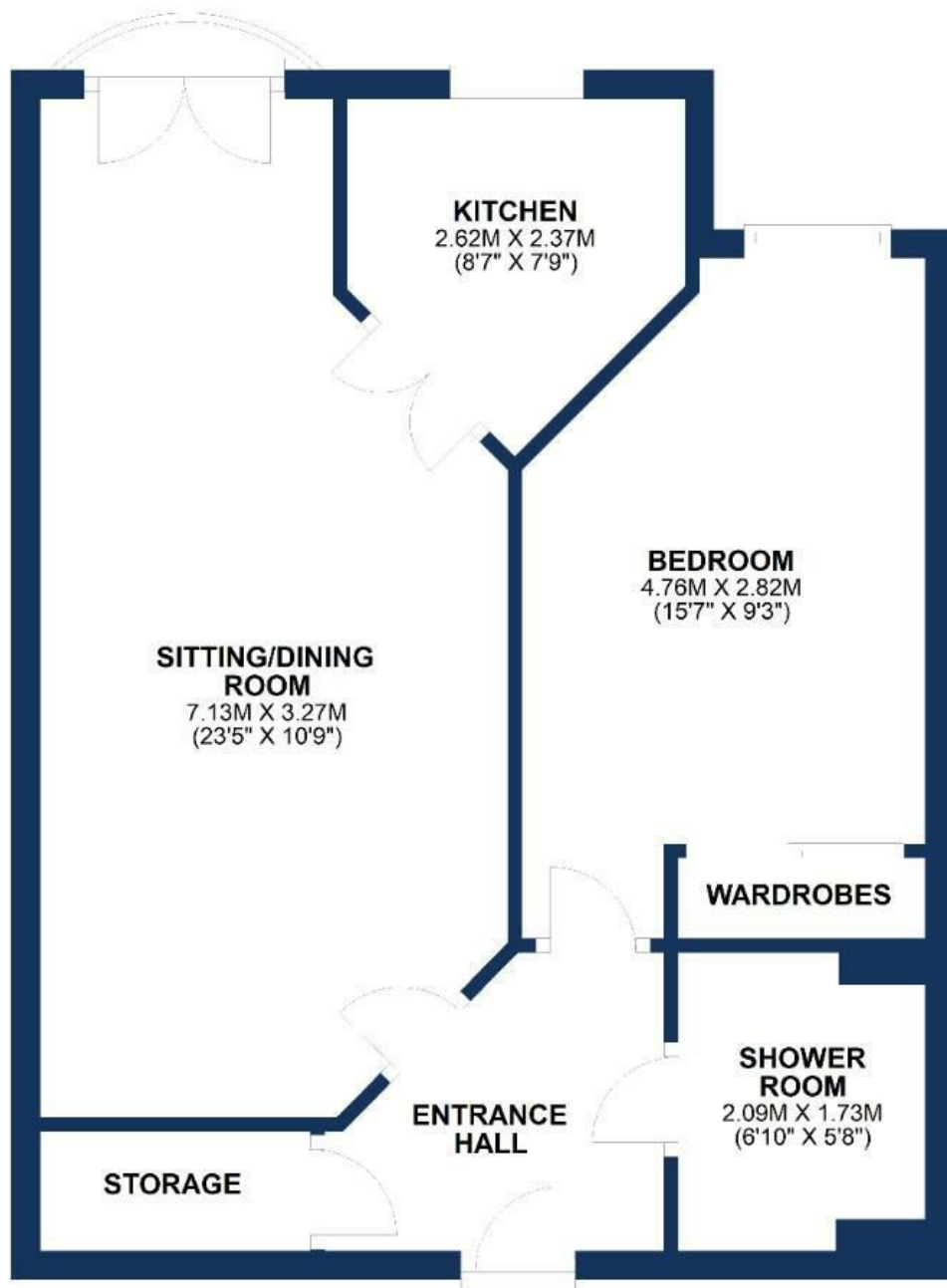
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## FIRST FLOOR

APPROX. 48.3 SQ. METRES (520.3 SQ. FEET)



TOTAL AREA: APPROX. 48.3 SQ. METRES (520.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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