



20 HOWARD COURT BEDFORD DRIVE | TIMPERLEY

£165,000

A superbly presented first floor apartment with newly fitted kitchen and modern shower room and with Juliette balcony. The accommodation briefly comprises entrance hall, large sitting/dining room with kitchen off, large double bedroom and shower room/WC. Large storage cupboard. The development also offers the availability of a guest room, laundry facilities etc. Delightful communal gardens and ideally placed in the heart of the village.

POSTCODE: WA15 7UU

DESCRIPTION

This superbly presented apartment forms part of a highly favoured development by McCarthy & Stone and is ideally located within the heart of Timperley village centre. The market town of Altrincham with its more comprehensive range of shops and metro link railway service into Manchester is about 2 miles distant.

The communal reception area and residents lounge form the focal point of the community within Howard Court. The development also offers a guest room for relatives and separate laundry facilities for residents.

The private accommodation is located on the first floor opposite the lift for ease of access. The entrance hall benefits from a large storage cupboard and provides access onto all rooms. There is a large sitting/dining room with double glazed doors leading onto a juliette balcony and with double glass panelled doors leading onto the recently fitted kitchen. There is a large double bedroom with fitted wardrobes and the accommodation is completed by a modern shower room/WC. Throughout the apartment there is also a series of pull cords to contact the House Manager at any time if required.

A superbly presented apartment in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With an attractive furnished residents lounge and kitchen. In this area there is also the House Managers office, laundry and guest suite. An inner hall leads to lift and staircase to upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

With access to large storage cupboard. Ceiling cornice.

SITTING/DINING ROOM

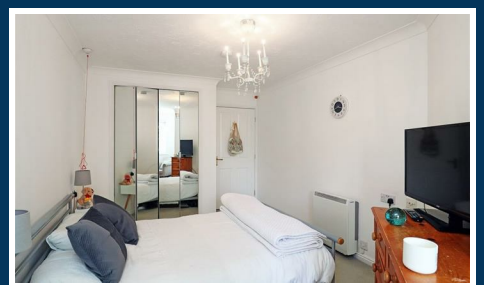
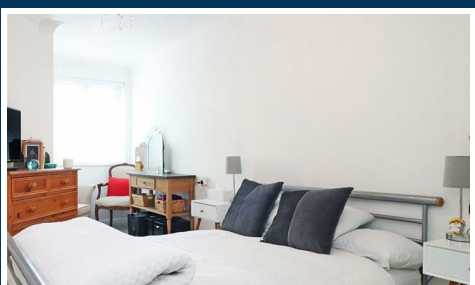
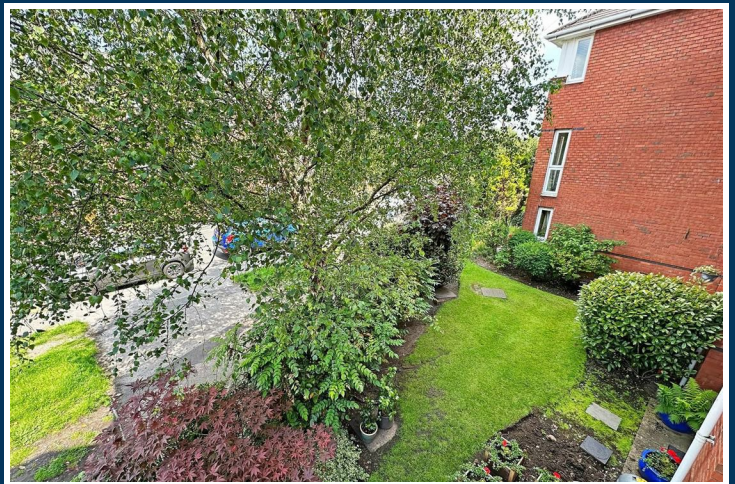
23'6" x 10'8" (7.16m x 3.25m)

With a focal point of an electric fire with insert and hearth. Television and telephone points. Electric heater. Ceiling cornice. Double PVCu double glazed doors to juliette balcony. Double glass panelled doors to:

KITCHEN

8'6" x 7'7" (2.59m x 2.31m)

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



BEDROOM

19'3" x 9'2" (5.87m x 2.79m)

With mirror fronted fitted wardrobes. PVCu double glazed window to the rear. Television and telephone points. Electric heater. Ceiling cornice.

SHOWER ROOM

7'0" x 5'5" (2.13m x 1.65m)

With a modern large walk in shower cubicle, wash hand basin and WC. Fully tiled walls. Heated towel rail. Extractor fan. Recessed low voltage lighting.

OUTSIDE

Residents and visitors parking area. Communal gardens.

SERVICES

Mains water, electric and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band 'B'

TENURE

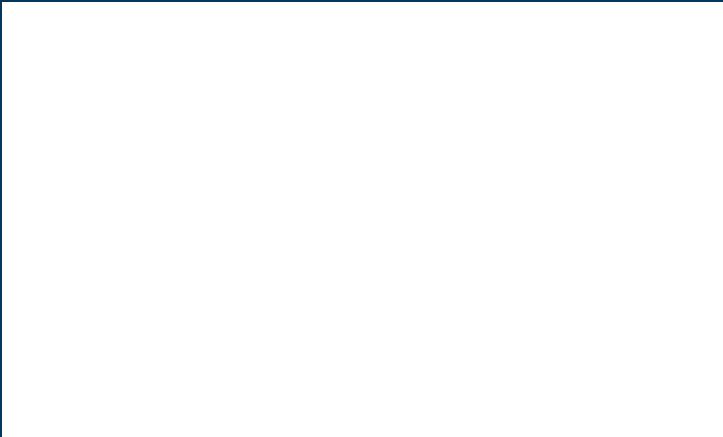
We understand the property is Leasehold for residue of a 125 year term with a ground rent payable of £350.00 pa. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the current service charge is £3303.50 PA (2024/2025 costs this could fluctuate).

NOTE

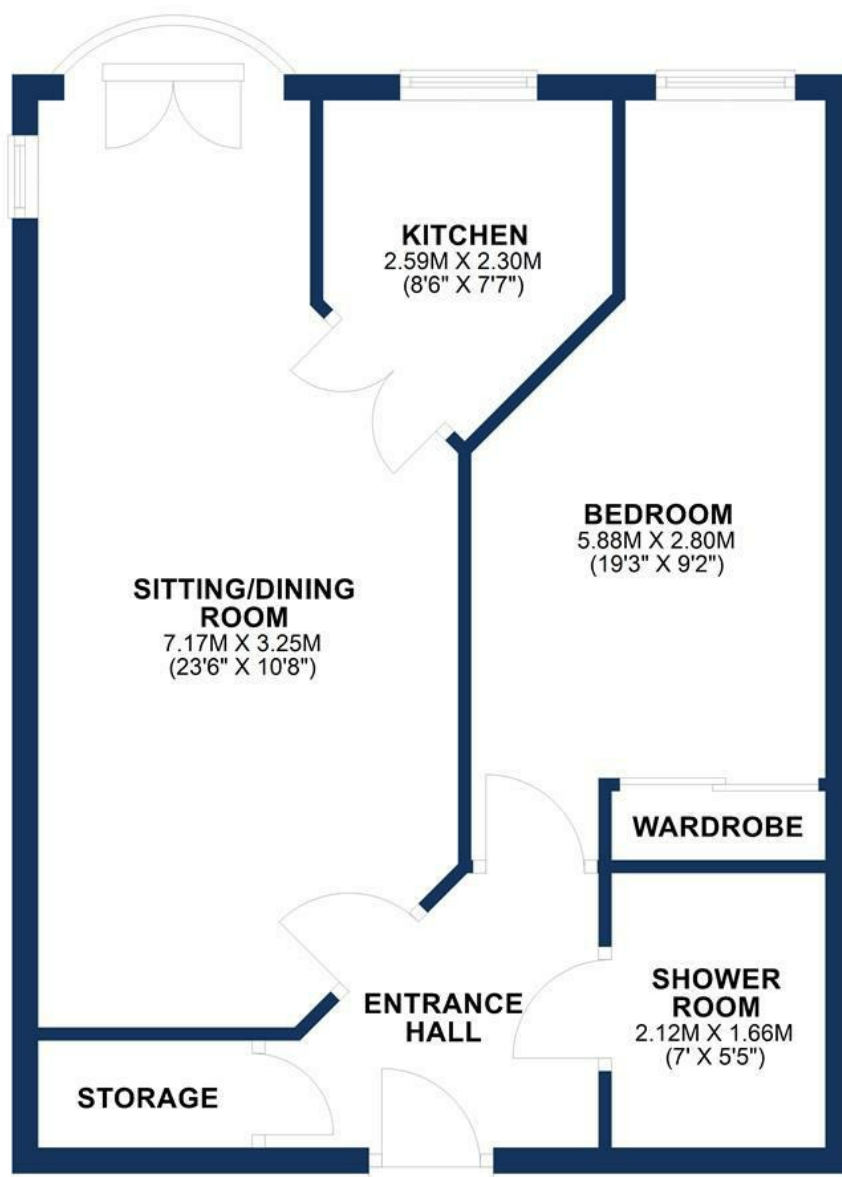
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 49.6 SQ. METRES (534.1 SQ. FEET)



TOTAL AREA: APPROX. 49.6 SQ. METRES (534.1 SQ. FEET)

Floorplan for illustrative purposes only



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