



6 ROSTHERNE COURT BROWN STREET | HALE

OFFERS OVER £135,000

A well presented two bedroom retirement apartment within walking distance of Hale village. The superbly proportioned accommodation briefly comprises entrance hall with storage facilities, dual aspect living room opening onto the contemporary fitted kitchen with integrated appliances, two double bedrooms and bathroom/WC. Electric heating and PVCu double glazing. Ideally positioned overlooking the communal gardens. An appointment to view is highly recommended.

POSTCODE: WA14 2EU

DESCRIPTION

Occupying a favoured position within the development the accommodation is well presented throughout and the private entrance hall includes mirror fronted storage cupboards. There is a superb naturally light dual aspect living room with enviable views over the well tended communal gardens and a contemporary fitted kitchen with a range of integrated appliances. The spacious master bedroom features a range of fitted furniture and a further double bedroom is served by the tastefully appointed bathroom/WC.

One of the most appealing features is the location, being a few hundred yards from the village of Hale with its range of individual shops, restaurants and railway station and a little further into the market town of Altrincham with the Metrolink providing a frequent service into Manchester.

Regarded locally as one of the most attractive retirement developments Rostherne Court benefits from a well appointed residents lounge, guest suite and laundry room and has the added advantage of the Careline system with a series of pull cords to contact the House Manager/Monitoring Team at any time, if required.

The guest suite is available on site for family & friends at a reasonable rate. Twin beds, full bathroom, TV, coffee/tea, bedding and towels provided.

The apartments are for occupation for those over the age of 60 and we understand it is possible, subject to the approval of the management company, for a small dog to accompany new purchasers.

A superbly positioned and well presented apartment in an excellent location and viewing is highly recommended.

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure video entry system. Adjacent residents lounge attractively furnished with adjoining kitchen. The area is ideal for functions and social occasions and just a short distance along the communal hallway is the lift providing access to all floors.

LOWER GROUND FLOOR

PRIVATE ENTRANCE HALL

Approached through a hardwood front door. Two large mirror fronted cloaks cupboards containing hanging rails and shelving and also housing the hot water system. PVCu double glazed window to the rear. Video/phone entry system. Coved cornice. Storage heater.

LIVING ROOM

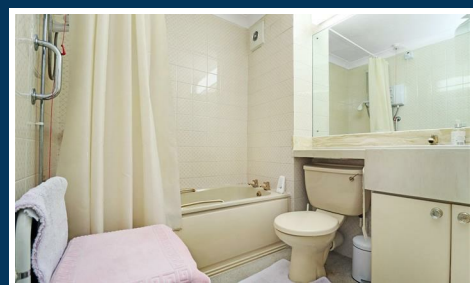
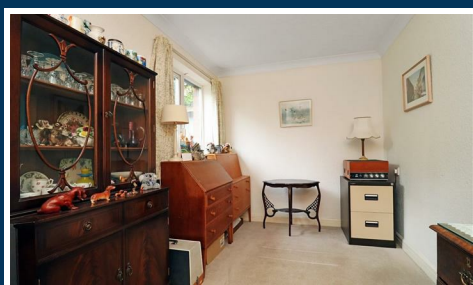
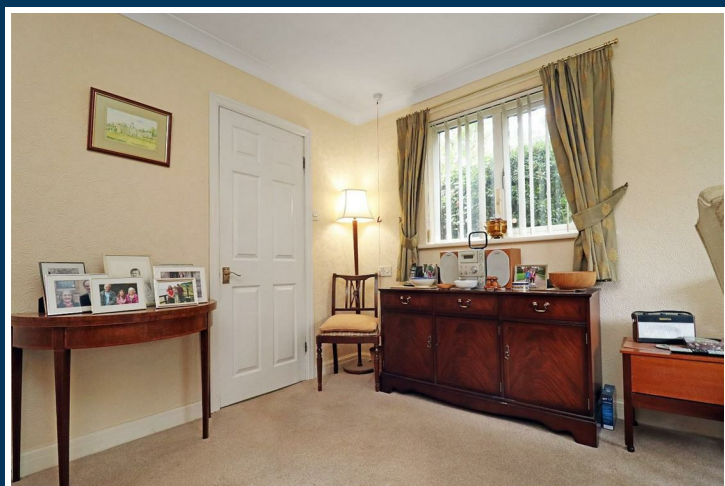
17'4" x 10'2" (5.28 x 3.10)

A naturally light dual aspect reception room with the focal point of a period style fireplace with marble effect insert and hearth currently housing an electric fire. PVCu double glazed window overlooking the delightful communal gardens to the front. PVCu double glazed window to the side. Three wall light points. Coved cornice. Television aerial point. Telephone point. Storage heater.

KITCHEN

6'11" x 6'11" (2.11 x 2.11)

Fitted with a range of high gloss wall and base units beneath heat resistant work surfaces and inset drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill and four ring electric hob with canopy cooker hood above. Space for fridge freezer. PVCu double glazed window to the side. Coved cornice. Tile effect flooring.



BEDROOM ONE

14'2" x 8'9" (4.32 x 2.67)

An excellent master bedroom with fitted wardrobes containing hanging rails and shelving and matching twin pedestal dressing table. Tree lined views through a PVCu double glazed window to the front. Two wall light points. Coved cornice. Television aerial point. Storage heater.

BEDROOM TWO

13'6" x 7'7" (4.11 x 2.31)

A double bedroom with PVCu double glazed window to the rear. Coved cornice. Television point. Storage heater.

BATHROOM/WC

6'11" x 6'3" (2.11 x 1.91)

With a suite comprising panelled bath with electric shower over, recessed wash basin with storage beneath and low level WC. Tiled walls. Wall light point. Coved cornice. Extractor fan. Convector heater.

OUTSIDE

Resident and visitor parking.

Beautifully tended communal gardens.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a leasehold basis for the residue of 125 years from 1st January 1989 with a Ground Rent of £125.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We understand this amounts to approximately £245.00 per calendar month. The service charge includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, garden maintenance, management etc. Full details will be provided by our clients Solicitor.

COUNCIL TAX

Band C

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

LOWER GROUND FLOOR

APPROX. 58.1 SQ. METRES (625.4 SQ. FEET)



TOTAL AREA: APPROX. 58.1 SQ. METRES (625.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM