



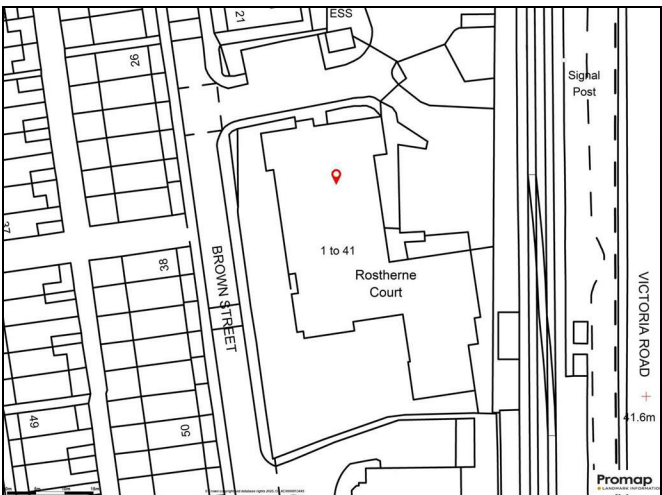
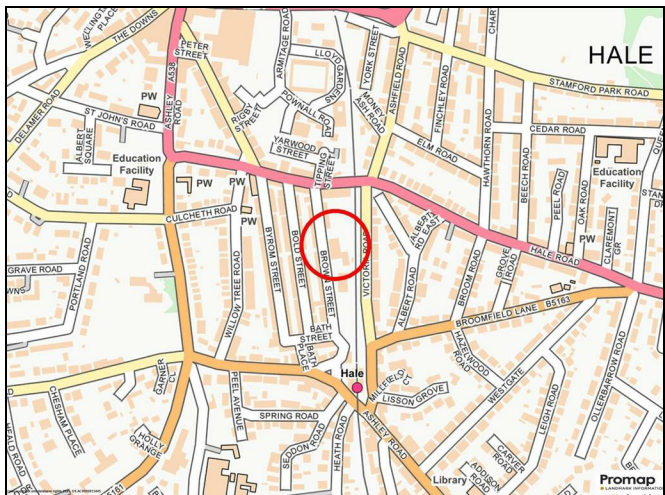
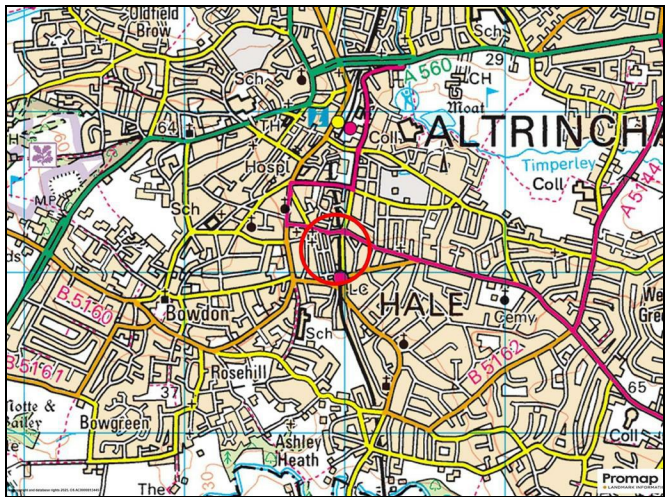
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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

5 Rostherne Court, Brown Street
Altrincham, WA14 2EU



A WELL PRESENTED GROUND FLOOR RETIREMENT APARTMENT WITHIN WALKING DISTANCE OF HALE AND ALTRINCHAM CENTRES. 617sqft.

Communal Entrance. Hall. Living/Dining Room. Kitchen. Two Bedrooms. Bathroom. Residents' Lounge. Guest Suite. Communal Gardens. No Chain (subject to probate).

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

£162,500

in detail



A well presented Retirement Apartment in an attractive purpose built building, within a moments walk of Hale Village with its range of individual shops, restaurants and railway station and close to Altrincham Town Centre, the Market Quarter and Metrolink station.

The superbly proportioned accommodation extends to 617 sqft providing a Hall, Living/Dining Room and Kitchen served by Two Bedrooms and a Bathroom.



Rostherne Court benefits from a well appointed Residents' Lounge with weekly planned events (including afternoon tea and cake, coffee mornings and weekly alternating quiz/bingo nights), Guest Suite and Laundry Room and the added advantage of the Tunstall Healthcare system with a series of pull cords to contact the House Manager/Monitoring Team at any time plus a key safe box to facilitate entry.

The Development and Apartment benefit from cavity wall insulation, CCTV and heat and smoke detectors with the smoke detectors being hard wired to Oncall and the Estate Manager. Wi-Fi is to be installed in the communal areas and Rostherne Court is full fibre ready. The Development has no gas therefore the apartment has electric heating.

The Apartment is available to persons over the age of 60 years old with a partner being 55 years plus.

The property is offered For Sale with No Chain (subject to probate) and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance with Video Entry Phone System to Communal Hall, with staircase and Lift to all floors. Entrance to Apartment 5.

'L' shaped Entrance Hall with large mirrored fronted cloaks cupboard with ample storage space and also housing the hot water tank. Doors provide access to the Living, Bedroom and Bathroom accommodation. Window to the rear elevation. Video/phone entry system. Coved ceiling.

Lounge with the focal point of an impressive fireplace with attractive marble effect insert and hearth currently housing an electric fire. Window to the side elevation. Coved ceiling.

The Kitchen is fitted with a range of base and eye level units with concealed lighting and worktops over inset into which is a sink and drainer unit with mixer tap and tiled splash back. Appliances include an electric oven/grill and four ring electric hob with extractor fan over, fridge freezer and washing machine.

Bedroom One is superbly proportioned with fitted wardrobes, dressing table and bedside cabinet providing ample hanging and storage space. Window to side elevation. Coved ceiling.



Bedroom Two is another good size room with window to the rear elevation. Coved ceiling.



The Bathroom is fitted with a modern suite providing a newly fitted large shower cubicle, wash basin and WC. Tiled walls. Extractor fan. Inset mirror.



Externally, Rostherne Court is set within well maintained Communal Gardens. There are Guest Parking Spaces.

Tenure - We are informed the property is held on a leasehold basis for the residue of 125 years from 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 £273 per month. The service charge includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, garden maintenance, management, buildings insurance etc. Full details will be provided by our clients' solicitor.

All furniture in the apartment is available to purchase, subject to separate negotiation.



Approx Gross Floor Area = 617 Sq. Feet
= 57.20 Sq. Metres

