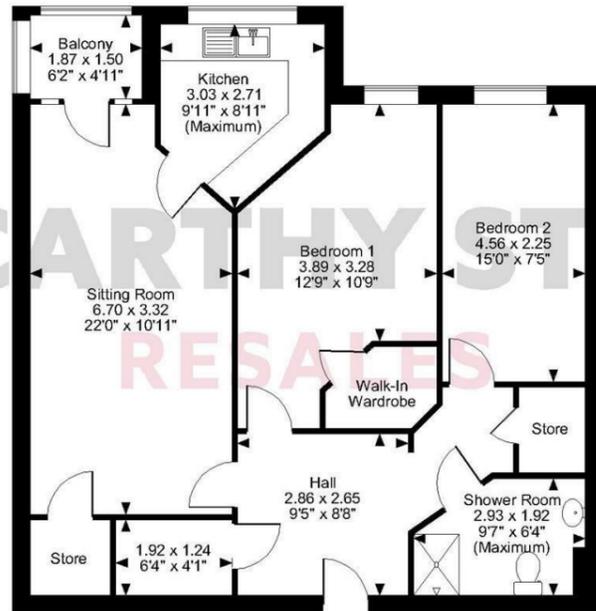
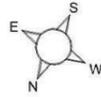


Broadfield Court, Park View Road, Manchester
 Approximate Gross Internal Area
 831 Sq Ft/77 Sq M
 Balcony external area = 27 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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41 Broadfield Court

Park View Road, Manchester, M25 1QF



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



Asking price £259,950 Leasehold

A TWO BEDROOM apartment with southerly aspect WALK OUT BALCONY on the third floor of a MCCARTHY STONE Retirement Living PLUS development for the over 70's. Close to Prestwich Village with an abundance of local amenities, with great transport links.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Broadfield Court. Park View Road, Prestwich, Manchester

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Broadfield Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 48 one and two-bedroom retirement living plus apartments for the over 70s and 14 retirement living apartments for the over 60s. There is an Estates Manager and team available from 7am until 11pm for help and support on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens and a on-site Bistro serving hot food through the day. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability.

It is a condition of purchase that all residents must meet the age requirements of 70 years. 1/2 hour of domestic support per week is included in the service charge at Broadfield Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area

Broadfield Court is situated in Prestwich, and is located close to

the shopping precinct and convenience shops on Rectory Lane and Bury New Road. Adjoining this new precinct is Marks & Spencer Simply Food, whilst the large Tesco Extra Supermarket is little further away. There is also Sedgley Parks shops, which include a Sainsburys local, Lidl and a Post Office which are just South of the site. The site is very prominent on Bury New Road, which is one of the main arterial routes in and out of Manchester city centre. The town has some very good residential areas close by including, Prestwich Park, Sedgley Park, Broughton Park and Whitefield.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are two walk-in storage/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

Spacious room with large window and door leading to a walk out balcony. Additional useful room off the lounge provides extra storage. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Dishwasher.

Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point. Additional fitted mirrored wardrobes.

Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Chrome heated towel rail.

2 bed | £259,950

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £11,818.61 per annum (for financial year end 30th sept 2025)

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Leasehold

999 years from 2016

Ground Rent

Ground rent: £510 per annum
Ground rent review: Jan 2031

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

