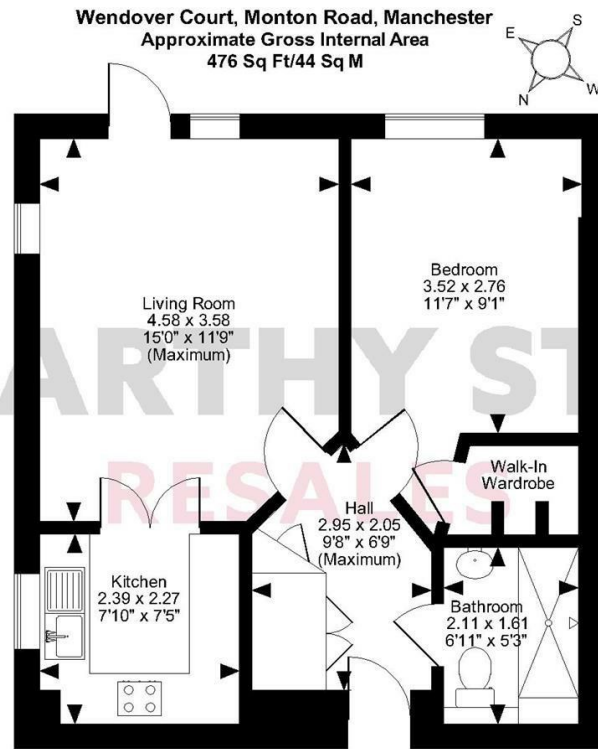


# McCARTHY STONE RESALES

## 22 WENDOVER COURT 116-118 MONTON ROAD, MANCHESTER, M30 9HG



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The position & size of doors, windows, appliances and other features are approximate only.  
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### COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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A WELL PRESENTED, BRIGHT and SPACIOUS one bedroom retirement apartment, situated on the FIRST FLOOR and boasting a CORNER POSITION with direct access from the living room onto a PRIVATE PATIO and the COMMUNAL GARDENS beyond.

**ASKING PRICE £210,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WENDOVER COURT, 116-118 MONTON ROAD, ECCLES, MANCHESTER

1 BED | £210,000

## SUMMARY

Wendover Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The dedicated House Manager is on site during working hours (9am-3pm) to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

Wendover Court is located in the bustling village of Monton, situated North West of Manchester 4 miles from the City Centre. Set on the Monton Road, Wendover Court is ideally located for shops which include a Tesco's Express, doctors, bank, pharmacist and Newsagent with Post Office. The centre of Manchester can be accessed by road, rail, tram and bus and has a wealth of shops and restaurants as well as many leisure times activities including a variety of museums, a library and several theatres. The Trafford Centre, Salford Quays and the Lowry theatre are within 15 minutes drive from Wendover Court.

## 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 is a door to a storage

cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

## LOUNGE

Spacious lounge benefiting from garden access and patio with views over beautiful gardens and additional side window making this room bright and airy. There is ample room for dining, TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Well equipped modern kitchen with tiled walls, cream ceramic flooring and a range of low and eye level units and drawers with worktop and chrome handles. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, ceramic hob, cooker hood integrated fridge freezer and dishwasher.

## BEDROOM

Double bedroom with window looking out onto the gardens. This room benefits from a door leading to a walk in wardrobe with rails and shelving. TV and telephone points, fitted carpets, raised electric power sockets.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Extractor fan and wall mounted fan heater. Central light fitting and red cord pull.

## 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,798.72 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 House Manager on site for availability.

## LEASEHOLD

125 years from 2015

Ground rent £425 per annum

Ground rent review: Jan 2030

## ADDITIONAL INFORMATION & SERVICES

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

