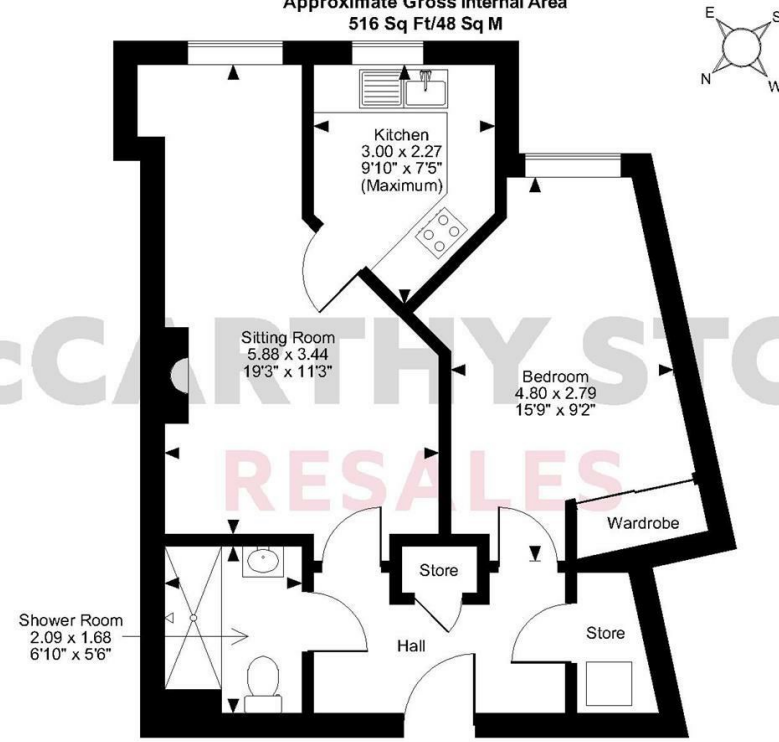


Speakman Court, Hazel Road, Altrincham
Approximate Gross Internal Area
516 Sq Ft/48 Sq M



First Floor

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

26 SPEAKMAN COURT
3 HAZEL ROAD, ALTRINCHAM, WA14 1BP



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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PRICED FOR EARLY INTEREST is this ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT with far reaching views towards Manchester centre in this popular age exclusive McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

ASKING PRICE £140,000 LEASEHOLD

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

3 HAZEL ROAD, ALTRINCHAM

1 BED | £140,000

SUMMARY

Speakman Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 46 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A CAR PARKING - PERMIT SCHEME APPLIES, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY.

Speakman Court is situated in Altrincham and is Trafford's largest town with an historic Charter Market which has been around since 1290. The market is open on Tuesday, Friday and Saturday. The shopping facilities include Sainsbury's, Tesco, Marks & Spencer, Boots and the main Post Office which is located within W.H Smiths store, together with numerous high street banks and building societies. There are excellent public transport links which are easily accessible by car, bus, cycle, train and Metrolink. Regular bus services provide routes to all areas of Trafford as well as Manchester, Stockport and Warrington.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

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 walk-in 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 bedrooms, living room and bathroom.

LOUNGE

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.

BEDROOM ONE

Benefiting from a walk-in wardrobe. 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.

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: £2,552.59 per annum to February 2025

CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

Parking is by Parking Permit Scheme, space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

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

LEASEHOLD INFORMATION

Lease length 125 years from 2010

Ground rent: £425 per annum

Ground rent review: Jan 2025

