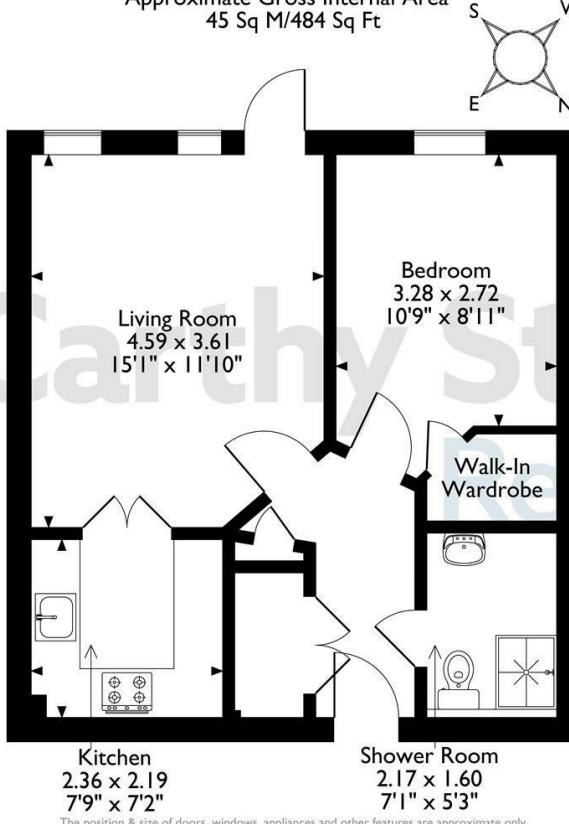


Wendover Court, Apartment 1, 116-118, Monton Road, Manchester  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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		



## 1 Wendover Court

Monton Road, Manchester, M30 9HG



**Asking price £205,000 Leasehold**

A bright and spacious ONE BEDROOM apartment boasting a sunny SOUTH WEST FACING WALK OUT BALCONY, equipped with MODERN KITCHEN, modern SHOWER ROOM. Wendover Court, A McCarthy Stone retirement development is nestled in Eccles. Located on Monton Road with a wide variety of local amenities nearby for convenience.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Wendover Court, Monton Road, Eccles, Manchester, Lancs, M30 9HG

## Wendover Court

Wendover Court was built by McCarthy Stone and 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 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 lounge, bedroom and shower room.

## Lounge

Bright and airy lounge benefits from French doors opening onto a sunny south westerly walk out balcony, perfect for a bistro table and to soak up the sun! The spacious lounge has ample room for dining. TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets for convenience. Partially glazed double 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 black worktop and chrome handles. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, integral fridge freezer.

## Bedroom

A light and spacious double bedroom, boasting a walk in wardrobe with shelves and rails for ample clothes storage, TV and telephone points, fitted carpets, raised electric power sockets.

## Shower Room

Fully tiled and fitted modern suite comprising of walk-in shower with glass screen and hand rail. Low level WC, vanity unit with sink and mirror above. Extractor fan, wall mounted fan heater, central light fitting and red emergency 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

**1 bed | £205,000**

Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,181.05 for financial year ending 30/9/2026.

## 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

Lease: 125 years from 1st Jan 2015

Ground rent: £425 per annum

Ground rent review: 1st Jan 2030

## Moving Made Easy and Additional Information

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.
- 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

