



 2  
Bedrooms

 1  
Bathroom









## Luxury Retirement Apartment for Over 55s in Sought-After Development

### Tenure: Leasehold

Discover the perfect blend of comfort and convenience in this **luxury retirement apartment** exclusively for those over 55. Situated in a highly sought-after development, this well-positioned apartment offers views from both the bedroom balcony and master bedroom, providing a tranquil and scenic outlook.

### Key Features:

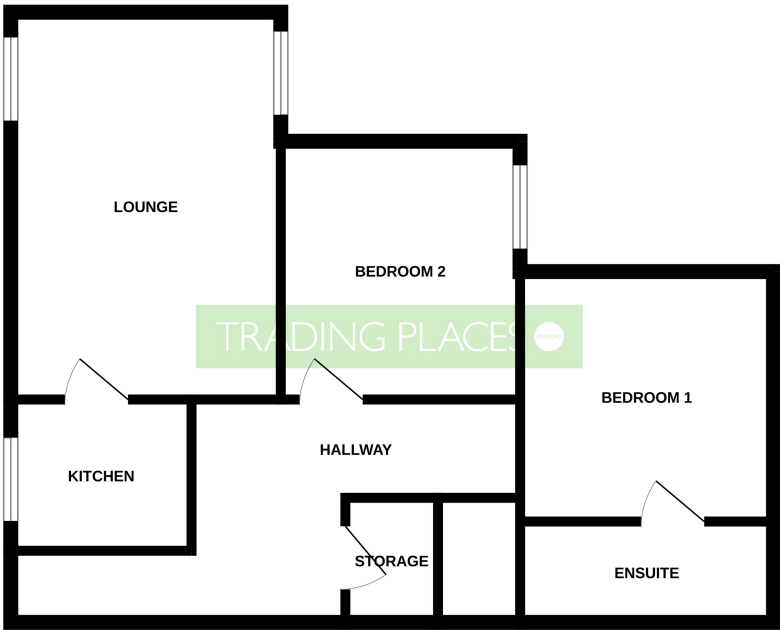
- **Spacious & Bright:** Enjoy a light-filled living room with balcony access, ideal for relaxation and entertaining.
- **Modern Kitchen:** Fitted with high-quality integrated appliances, making everyday living a breeze.
- **Well-Appointed Bathroom and Ensuite:** Includes a modern shower for ease and comfort.
- **Gas Central Heating & Double Glazing:** Stay warm and energy-efficient year-round.
- **Convenient Amenities:** The building is equipped with a lift to all floors and offers an on-site manager for assistance.
- **Lift:** Access to all floors, ensuring ease of movement throughout the building.
- **Security:** Feel secure with a video/telephone door entry system and gated parking with a dedicated space.
- **No Onward Chain:** A straightforward purchase process with no ongoing vendor chain.

Located close to local amenities, this apartment is the ideal retirement home, offering peace of mind, convenience, and a vibrant community setting.

Viewings are highly recommended to truly appreciate the quality and lifestyle this beautiful apartment offers.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: The Bowling Green, Stretford, M32

