



ASHWORTH HOLME
Sales · Lettings · Property Management



APARTMENT 37 WHITEHALL ROAD, M33 3NL
£140,000



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DESCRIPTION

A VERY WELL PRESENTED ONE DOUBLE BEDROOM RETIREMENT APARTMENT WITH VIEWS OVER BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS.

The apartment forms part of the popular and purpose built 'Whitebrook Court' development FOR RESIDENTS AGED 60+ and forms part of the prestigious Whitehall Road putting the property close to excellent transport links including the Metrolink at Brooklands.

Upon entering the apartment there is a reception hallway with storage cupboard leading through to a spacious lounge/dining room of which there is a modern fitted kitchen. In addition there is a spacious double bedroom with fitted wardrobes and a separate walk in shower room completes the delightful living accommodation.

COMMUNAL FEATURES INCLUDE: welcoming Communal Entrance Reception Area, Residents Lounge, Communal Laundry facilities, Guest Suite available to hire for visitors upon request AND LIFT ACCESS TO ALL FLOORS. There is a on-site House Manager who is available Monday to Friday 9-5pm, they do have a 24 hour service where if a resident pulls their emergency chord, someone will answer and arrange emergency services if needed. fully secure Entrance Doorway. within easy reach of Sale Town Centre and Timperley Village, with access to the Metrolink at Brooklands providing excellent transport links to Manchester City Centre, VIEWING ESSENTIAL TO APPRECIATE THE SIZE OF THIS LOVELY APARTMENT AND THE ASPECT OVERLOOKING THE GARDENS.

NO ONWARD CHAIN. Council Tax Band B £1,532.90 Per Year. Ground Rent £350 Per Year. Service Charge £2,760 Per Year.

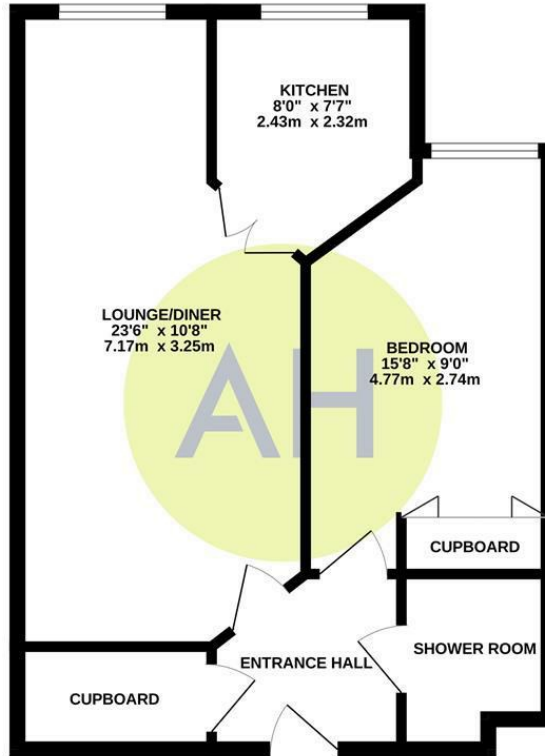
KEY FEATURES

- One bedroom retirement apartment
- Prestigious and sought after location
- Lounge/dining room with garden views
- For residents aged 60+
- Excellent communal facilities
- Lift access to all floors
- Close to Brooklands Metrolink
- No onward chain





GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.
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.
Made with Metropac G2024

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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