



**25 GUARDIAN MEWS COTTERIL CLOSE | BROOKLANDS**

**£115,000**

\*\*\*NO ONWARD CHAIN\*\*\* A well proportioned ground floor retirement apartment occupying an excellent position within the development towards the rear overlooking the communal gardens. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, large sitting room, fitted breakfast kitchen, two bedrooms and wet room/WC. Externally there are well maintained communal gardens and allocated residents parking. Other features include a guest suite and warden control plus separate laundry. Viewing is highly recommended.

POSTCODE: M23 9HY

## DESCRIPTION

This superbly proportioned two bedroom ground floor retirement apartment occupies and enviable position within the development with views over delightful communal gardens. Set within mature grounds laid mainly to lawn with well stocked borders and private parking provided on site. The locality benefits from a convenience store over the road and the more comprehensive range of shops can be found in Timperley village approximately 1 mile distant.

The accommodation consists of a secure communal reception area with phone entry system whilst the apartment has a private entrance hall with large living room to the front plus a modern fitted breakfast kitchen to the rear overlooking the communal gardens. The generous principal bedroom benefits from fitted wardrobes and overhead cupboards and there is a second bedroom and both are served by the shower room/WC which has a wet room set up.

Gas fired central heating has been installed together with PVCu double glazing.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Phone entry system and stairs to upper floor.

#### PRIVATE ENTRANCE HALL

Approached through a hardwood front door. Storage cupboard. Radiator.

#### SITTING ROOM

**17'4" x 10'6" (5.28m x 3.20m)**

PVCu double glazed bay window to the front. Focal point of an electric fireplace. Laminate wood flooring. Television aerial point. Telephone point. Intercom entry system. Radiator.

#### KITCHEN

**12'6" x 7'6" (3.81m x 2.29m)**

Fitted with a comprehensive range of white wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Integrated fridge freezer. Wall mounted Worcester combination gas central heating boiler. Tiled splashback. Laminate flooring. PVCu double glazed window overlooking the communal gardens. Radiator.



## BEDROOM 1

**14'4" x 8'5" (4.37m x 2.57m)**

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the front. Laminate flooring. Telephone point. Radiator.



## BEDROOM 2

**11'5" x 6'10" (3.48m x 2.08m)**

PVCu double glazed window to the front. Fitted wardrobes. Radiator. Television aerial point.

## BATHROOM

**8'4" x 5'4" (2.54m x 1.63m)**

Set up as a wet room with electric shower plus wash hand basin and WC. Radiator. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting. Extractor fan.



## OUTSIDE

Delightful communal gardens laid mainly to lawn with mature trees and well stocked borders. Parking for residents and visitors alike.

There is also a residents laundry plus guest suite for visitors subject to availability and a detached outbuilding to the rear suitable for various social occasions.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX:

Manchester Band "B"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 99 year term commencing 08/01/1993 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.



## SERVICE CHARGE

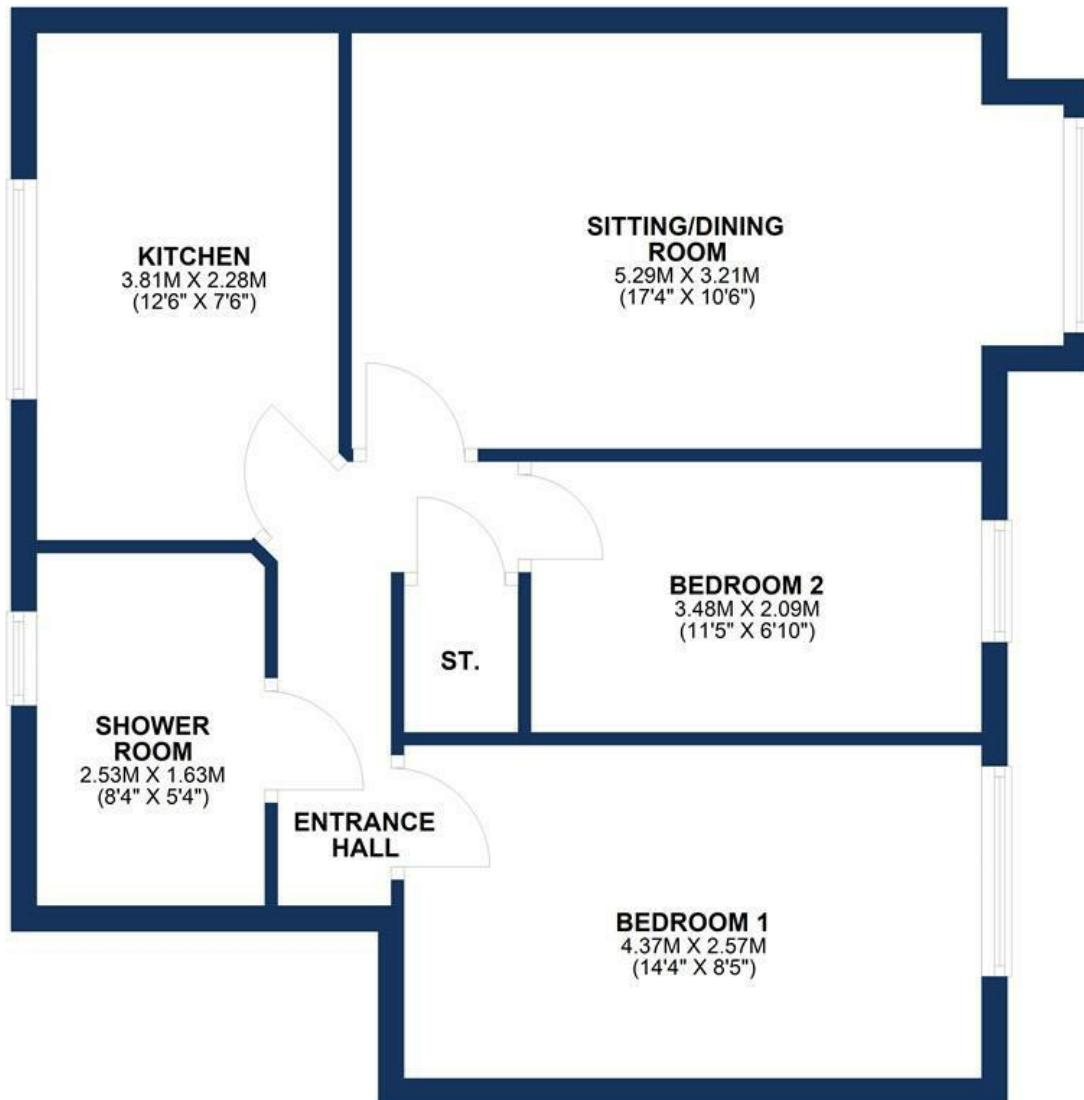
We understand the service charge is currently approximately £100.00 pcm. This includes garden maintenance, buildings insurance plus heating, lighting and cleaning of common parts. Full details will be provided by our clients Solicitor.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## GROUND FLOOR

APPROX. 56.3 SQ. METRES (605.8 SQ. FEET)



TOTAL AREA: APPROX. 56.3 SQ. METRES (605.8 SQ. FEET)

Floorplan for illustrative purposes only



**HALE BARNs**  
292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011  
E: HALEBARNs@IANMACKLIN.COM

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510  
E: HALE@IANMACKLIN.COM

**TIMPERLEY**  
385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654  
E: TIMPERLEY@IANMACKLIN.COM