



## APARTMENT 10 NEWHAVEN TULIP DRIVE | TIMPERLEY

£235,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly positioned ground floor apartment within Newhaven which is a shared ownership retirement/care apartment in a sought after location. The accommodation briefly comprises secure communal entrance hall, private entrance hall with cloaks cupboard, open plan sitting/dining room with bay window overlooking the communal gardens and with archway opening onto the fitted kitchen, two bedrooms and wet room/WC with dual access from the hallway and bedroom. Newhaven has an onsite café which is also open to the public, a communal lounge, hairdresser, lift and stairs to all floors and is ideally positioned close to the bus route and Navigation Road Metrolink station providing a service into Manchester city centre. Viewing is highly recommended.



**POSTCODE: WA15 6LP**

## DESCRIPTION

Newhaven is a popular residential development of 38 apartments built in 2010 providing a retirement/care scheme for the over 55's on a 75% shared ownership basis. Within the development there is a real community plus there is an onsite café which is also open to the public as well as the communal residents lounge plus hairdresser. Also situated on the ground floor is a separate laundry, a library and the scheme managers office.

The private accommodation comprises a welcoming entrance hall with storage cupboard and there is an impressive open plan sitting/dining room with bay window overlooking the communal grounds to the rear. Off the sitting/dining area is an archway opening onto the kitchen fitted with a comprehensive range of light wood units. There are two well proportioned bedrooms and the accommodation is completed by the bathroom which is set up as a wet room and can be accessed via the entrance hall or bedroom 1.

The position is ideal being within easy reach of local shops and close to the bus route and within easy reach of Navigation Road Metrolink station. Timperley village centre is close by at the top of Grove Lane and Altrincham town centre is a little further distant.

As previously mentioned prospective purchaser must be over 55 and have a care need and must pass a health assessment completed by the scheme manager and a shared ownership assessment done by the house office. Full details can be provided by our office.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

Within the communal entrance hall there is access to the onsite café, the house managers office plus the hair salon and communal lounge. There is also the laundry and quiet library room.

#### PRIVATE ENTRANCE HALL

**13'10" x 6'9" (4.22m x 2.06m)**

With fob entry front door. Cloaks cupboard. Phone entry system.

#### OPEN PLAN SITTING/DINING ROOM

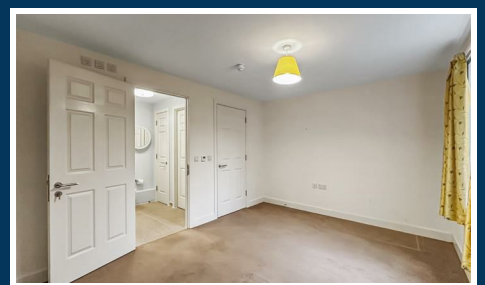
**23'62 x 10'7" (7.01m x 3.23m)**

With picture bay window overlooking the communal gardens, electric fire. Television aerial point. Telephone point. Ample space for living and dining suites. Opening to:

#### KITCHEN

**12'1" x 8'3" (3.68m x 2.51m)**

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Space for fridge and freezer. Tiled splashback. Extractor fan.



## BEDROOM 1

13'11" x 10'6" (4.24m x 3.20m)

PVCu double glazed window overlooking the communal gardens. Television aerial point. Telephone point. Access to bathroom.

## BEDROOM 2

13'0" x 7'0" (3.96m x 2.13m)

With PVCu double glazed window overlooking the communal gardens. Television aerial point. Telephone point.

## BATHROOM

8'2" x 6'9" (2.49m x 2.06m)

Set up as a wet room with main shower, wash hand basin and WC. Tiled splashback. Airing cupboard. Extractor fan.

## OUSIDE

Communal gardens. Residents and visitors parking.

## SERVICES

Mains water, electric and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "B"

## TENURE

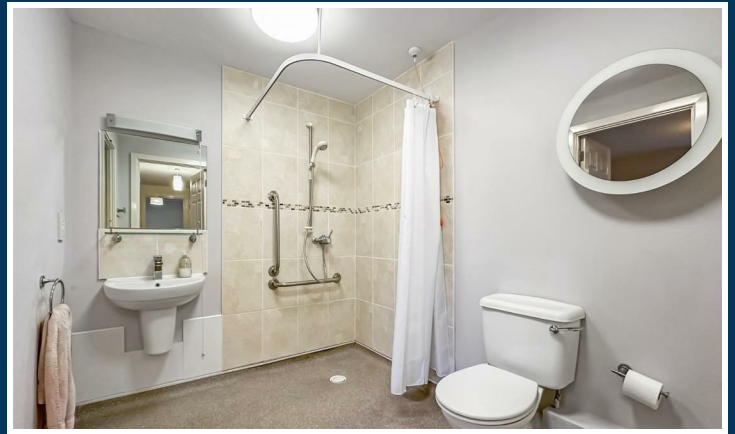
We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 01/01/2010 . This should be verified by your Solicitor.

## SERVICE CHARGE

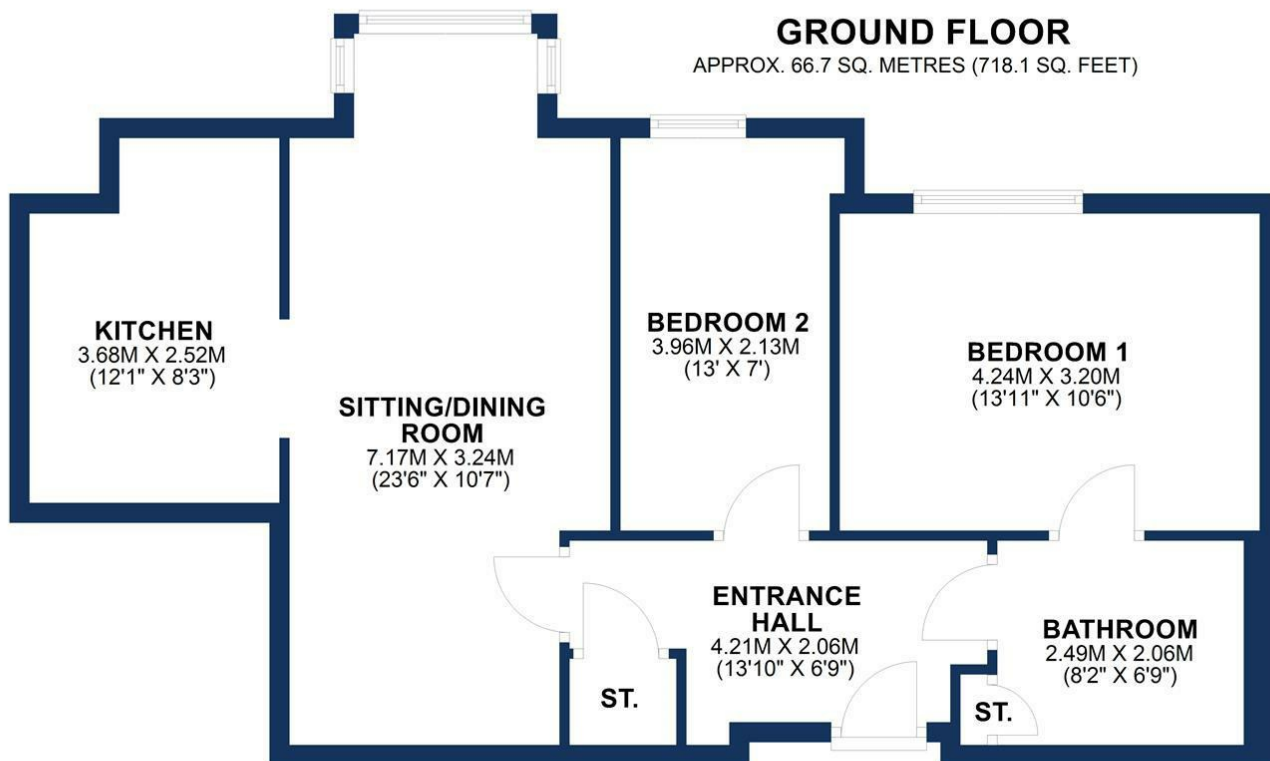
We are informed there is a monthly service charge of approximately £600 pcm. Full details will be provided by our clients Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 66.7 SQ. METRES (718.1 SQ. FEET)

Floorplan for illustrative purposes only



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