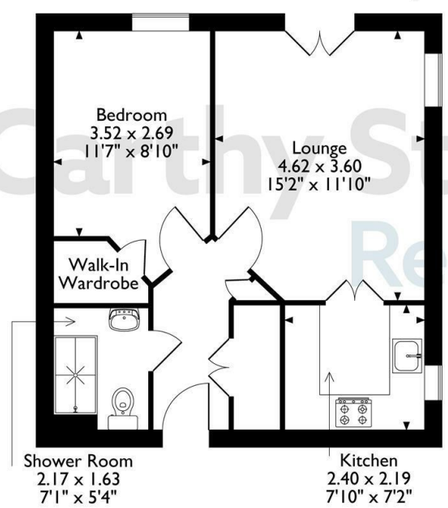
McCarthy Stone
Resales

Wendover Court, Apartment 14, 116-118,
Monton Road, Manchester
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



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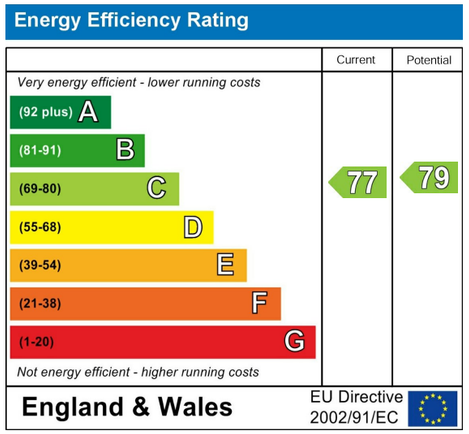
Council Tax Band: B



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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

14 Wendover Court

116-118 Monton Road, Manchester, M30 9HG

PRICE REDUCTION

Offers over £180,000 Leasehold

A bright and spacious one bedroom South facing retirement apartment. This apartment benefits from a Juliet balcony overlooking the communal grounds.

Call us on 0345 556 4104 to find out more.

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

116-118 Monton Road, Eccles, Manchester

1 Bed | £180,000

Summary

Wendover Court was built by McCarthy & Stone 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.

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 bedroom, living room and bathroom.

Lounge

Bright and spacious living room with a Juliet balcony overlooking the communal grounds. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated dishwasher, fridge, freezer and under pelmet lighting.

Bedroom

A bright and spacious double bedroom, benefiting from a walk-in wardrobe, with plenty of hanging and storage space. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

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 Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.
The annual service charge is £3,181.05 for financial year ending 30/09/2026.

Leasehold information

Lease length: 125 year from 1st June 2015
Ground rent: £425 per year
Ground rent review: 1st June 2030

Car Parking (Permit Scheme) subject to availabilit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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

PRICE REDUCED