IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









27 ROSTHERNE COURT BROWN STREET | HALE

£125,000

NO ONWARD CHAIN

A perfectly positioned and superbly presented first floor retirement apartment in an ideal location within close proximity to Hale village and Altrincham town centre. The accommodation briefly comprises secure communal entrance hall, residents reception lounge with kitchen area, lift and stairs to all floors, private entrance hall, naturally light dual aspect living room and fitted kitchen, double bedroom with fitted furniture and refitted contemporary shower room/WC. Electric heating, pressurised hot water system and PVCu double glazing.

POSTCODE: WA14 2EU

DESCRIPTION

Rostherne Court is regarded locally as one of the most attractive retirement developments and benefits from a well appointed residents lounge, guest suite and laundry room and has the added advantage of the Careline system with a series of pull-cords and strategically placed floor sensors. One of the most appealing features of this development is the location, being a few hundred yards from the village of Hale with its range of individual shops, restaurants and railway station and a little further into the market town of Altrincham with the Metrolink providing a frequent service into Manchester.

The apartment is superbly presented throughout and the L-shaped private entrance hall has provision for storage within the mirror fronted closet/airing cupboard. There is an elegant and naturally light dual aspect living room which opens onto an excellent fitted kitchen with a range of integrated appliances. Importantly there are surrounding tree lined views including to the spacious double bedroom which features a range fitted furniture. Completing the accommodation is fully tiled contemporary shower room/WC complete with a wide walk-in shower.

Electric heating has been installed together with an upgraded pressurised hot water system and PVCu double glazing.

Externally there is resident and visitor parking and beautifully tended communal grounds.

The aforementioned guest suite is available on site for family & friends. Twin beds, full bathroom, TV, coffee/tea, bedding and towels provided. The rate for double occupancy is £25.00 per night.

ACCOMMODATION

GROUND FLOOR: COMMUNAL RECEPTION

Secure entry system. Adjacent residents lounge attractively furnished with adjoining kitchen. The area is ideal for functions and social occasions. Lift and stairs to all floors.

FIRST FLOOR: PRIVATE ENTRANCE HALL

18'2" in length (5.54 in length)

Panelled hardwood front door. Built-in mirror fronted closet containing a hanging rail and airing cupboard with shelving and housing the upgraded pressurised hot water cylinder. Video entry phone system. Coved cornice. Slimline electric storage heater.

LIVING ROOM

17'5" x 10'2" (5.31 x 3.10)

PVCu double glazed windows to both the side and rear. Fibre internet point. Telephone point. Television aerial point. Coved cornice. Slimline electric storage heater.

KITCHEN

7'0" x 7'0" (2.13 x 2.13)

Fitted with matching white wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring electric hob with canopy extractor/light above. Space for fridge/freezer. PVCu double glazed window to the side. Tiled floor. Coved cornice.











BEDROOM
14'3" x 8'9" (4.34 x 2.67)

Fitted with a range of furniture including wardrobes containing hanging rails and shelving, drawers and twin pedestal dressing table. Provision for a wall mounted flat screen television. PVCu double glazed window to the rear. Two wall light points. Slimline electric storage heater.

SHOWER ROOM/WC
7'0" x 6'3" (2.13 x 1.91)

Fully tiled and fitted with a contemporary white/chrome suite comprising vanity wash basin with mixer tap and low-level WC. Wide walk-in shower beyond a glass screen with electric shower. Mirror fronted cabinet with shelving. Extractor fan. Chrome heated towel rail.

OUTSIDE
Resident and visitor parking. Delightful communal gardens.

SERVICES
Mains electricity, water and drainage are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 125 years commencing January 1st 1989 and subject to a Ground Rent of £125.00 per annum. This should be verified by your solicitor.

SERVICE CHARGE
We understand the service charge is approximately £3,454.08 per annum (£287.84 per calendar month). The service charge includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, garden maintenance, management etc. Full details will be provided by our clients Solicitor.

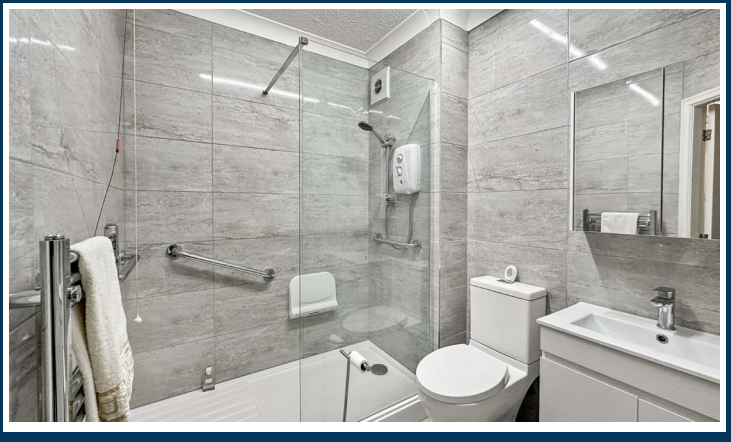
COUNCIL TAX
Band B.

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









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FIRST FLOOR

APPROX. 48.3 SQ. METRES (520.4 SQ. FEET)



TOTAL AREA: APPROX. 48.3 SQ. METRES (520.4 SQ. FEET)

Floorplan for illustrative purposes only

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