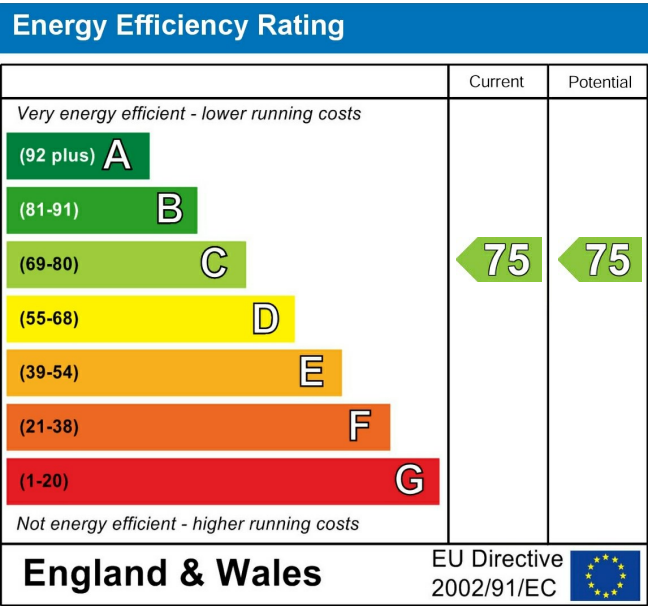
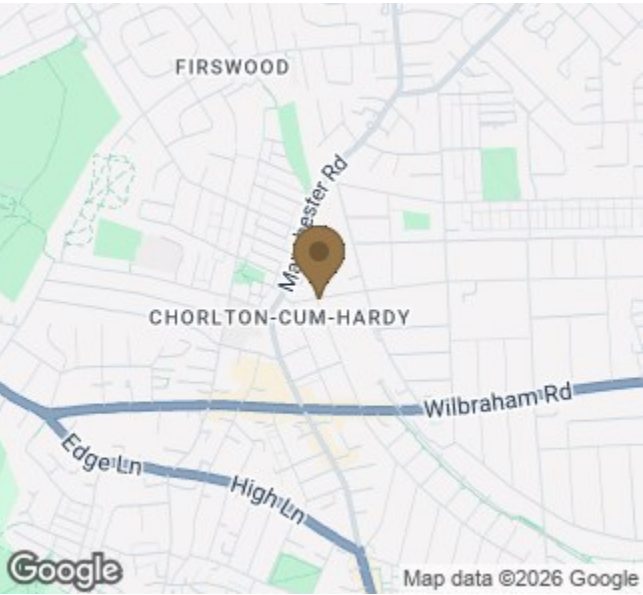
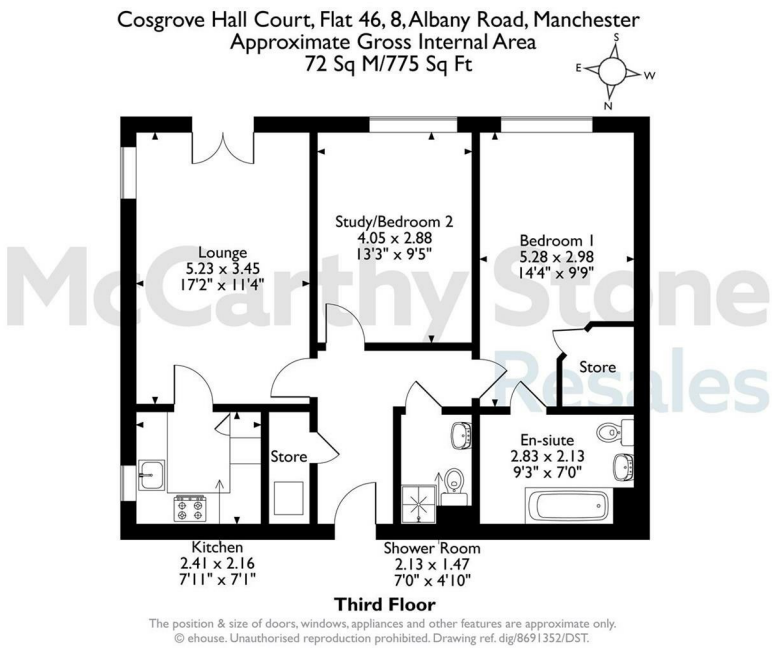




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Registered in England and Wales No. 10716544



46 Cosgrove Hall Court

Albany Road, Manchester, M21 0BA

2 2 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Cosgrove Hall Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, two bathroom apartment
- South facing view
- Third floor apartment
- Close to village centre
- Close to transport links
- Residents Lounge and guest suite
- Within 150 yards of local shops and amenities
- Exclusive over 60's development
- House Manager on site during office hours for peace-of-mind
- Solicitor and removal quotes can be provided

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

46 Cosgrove Hall Court, Manchester

2

2

Asking price £285,000

Summary
Cosgrove Hall Court was purpose built by McCarthy & Stone for independent retirement living and consists of 47 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge, wonderful roof terrace and gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Cosgrove Hall Court has a House Manager who is on hand during select hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment.

Local Area
Cosgrove Hall Court is built on the site of the former studios of Cosgrove Hall Films who made the classic children's programs Danger Mouse & The Wheelies amongst many other popular cartoons. The town also boasts nature walks along the River Mersey and around Chorlton Water Park which provides a scenic escape from the hustle and bustle of suburban life.

The development is close to the centre of the village which offers a variety of unique boutiques and well known supermarkets, together with alfresco dining at many of its relaxed cafe bars and restaurants. For shopping close to the development, the Unicorn cooperative grocery is located at the north end of Albany Road and just across the road on Manchester Road you will find artisan bakers, cafes, bars grocers and flower shops. Manchester City Centre is less than 4 miles away and is connected by a tram line with a station on Wilbraham Road. Regular bus services also provide links to local and regional locations.

Service Charge includes

- Under floor heating in the apartment
- Cleaning of communal windows



- Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - Communal laundry room
 - Upkeep of gardens and grounds
 - Cleaning of internal communal areas
 - 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 is £5,193.96 for financial year end April 2026. 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.

Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information
125 years from 1st Jan 2013
Ground rent: £425 per annum
Ground rent review: 1st Jan 2028
Managed by: McCarthy and Stone Management Services

Care & Support 3
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Cosgrove Hall Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:



- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

Landscaped Gardens 2
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

“Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained.” – McCarthy Stone Homeowner

Social Lifestyle 4
At Cosgrove Hall Court you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

