



I HOWARD COURT BEDFORD DRIVE | TIMPERLEY

£170,000

Occupying an excellent position within this attractive development of retirement apartments and located on the ground floor with a southerly facing terrace. The superbly presented accommodation briefly comprises private entrance hall, living room with feature fireplace and French window opening onto the beautiful grounds, spacious fitted kitchen with integrated appliances, generous double bedroom with fitted furniture and contemporary shower room/WC. Electric heating and PVCu double glazing. Resident & visitor parking. All the facilities of a McCarthy & Stone retirement development.

POSTCODE: WA15 7UU

DESCRIPTION

Howard Court is one of the most sought after retirement developments in the area. In part this is due to the attractive external design and ideal location being positioned within the heart of Timperley village. Approximately 1 1/2 miles to the west lies the shopping centre of the market town of Altrincham with its more comprehensive range of shops and Metrolink service into Manchester.

Standing in a prominent position within tree lined grounds and completed by McCarthy & Stone, Howard Court offers a secure environment and there are many facilities including a House Manager, 24 hour 'Careline' facility, residents lounge perfect for meetings and functions alongside an adjoining kitchen, laundry room and guest suite that may be reserved for visiting friends and relatives.

This ground floor apartment has the advantage of being on the southerly side of the development and is exceptionally well presented throughout. The naturally light interior includes a spacious living room with the focal point of a period style fireplace and a French window which opens onto the paved rear terrace. Double opening small pane doors lead to the adjoining fitted kitchen with integrated appliances and views across the delightful communal gardens. The superbly proportioned bedroom benefits from built-in wardrobes and also overlooks the manicured lawns. Completing the accommodation there is a refitted contemporary tiled shower room/WC.

A fine apartment perfectly positioned and available with early possession.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the house manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

PRIVATE ENTRANCE HALL

Approached beyond a panelled hardwood front door. Deep built-in storage cupboard with shelving and housing the insulated hot water cylinder with electric immersion heater. Entry phone/Careline system. Coved cornice.

LIVING ROOM

13'11" x 12'11" (4.24m x 3.94m)

A well proportioned reception room with the focal point of a period style fireplace surround. PVCu double glazed French window to the southerly facing paved terrace with matching side screen/window. Coved cornice. Television aerial point. Telephone point. Slimline storage radiator. Double opening opaque small pane doors to:



KITCHEN

8'8" x 7'7" (2.64m x 2.31m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink beside a PVCu double glazed window providing views across the grounds. Tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring electric hob with canopy extractor fan above. Recess for fridge and freezer. Coved cornice. Wall mounted convector heater.

BEDROOM

17'6" x 12'2" (5.33m x 3.71m)

Overlooking the communal gardens through tall PVCu double glazed windows. Built-in mirror fronted wardrobes containing hanging rails and shelving. Ample space for additional furniture. Coved cornice. Slimline storage radiator.

SHOWER ROOM/WC

7'1" x 5'5" (2.16m x 1.65m)

Fitted with a white/chrome vanity wash basin with mixer tap set beneath a matching cabinet and illuminated mirror. White/chrome low level WC. Wide tiled enclosure with thermostatic shower. Tiled walls. Extractor fan. Wall mounted convector heater.

OUTSIDE

Residents parking

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a leasehold basis and subject to a ground rent of £350.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

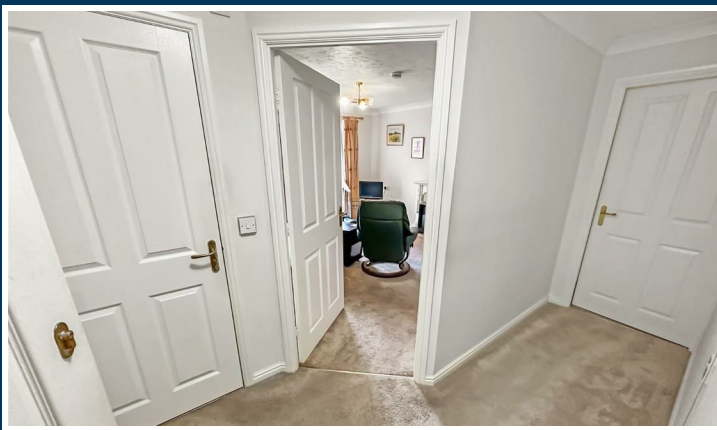
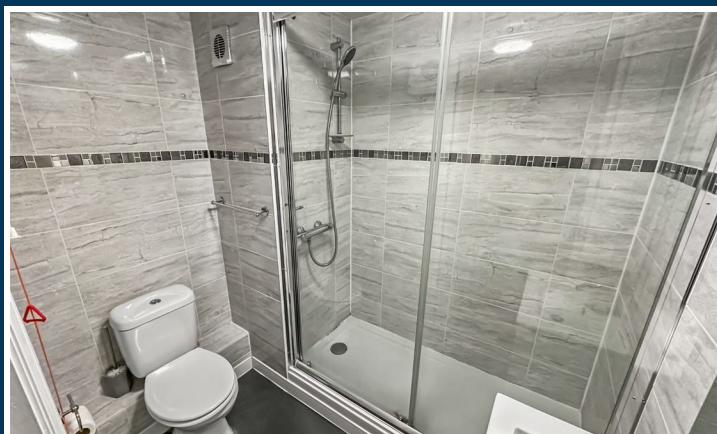
Trafford Band "B"

SERVICE CHARGE

We are informed the service charge is approximately £1,900.00 Per annum and is paid half yearly. This includes remuneration of the house manager, cleaning, lighting and heating of common parts, window cleaning, gardening, water rates etc. Full details will be provided by our client's Solicitor.

NOTE

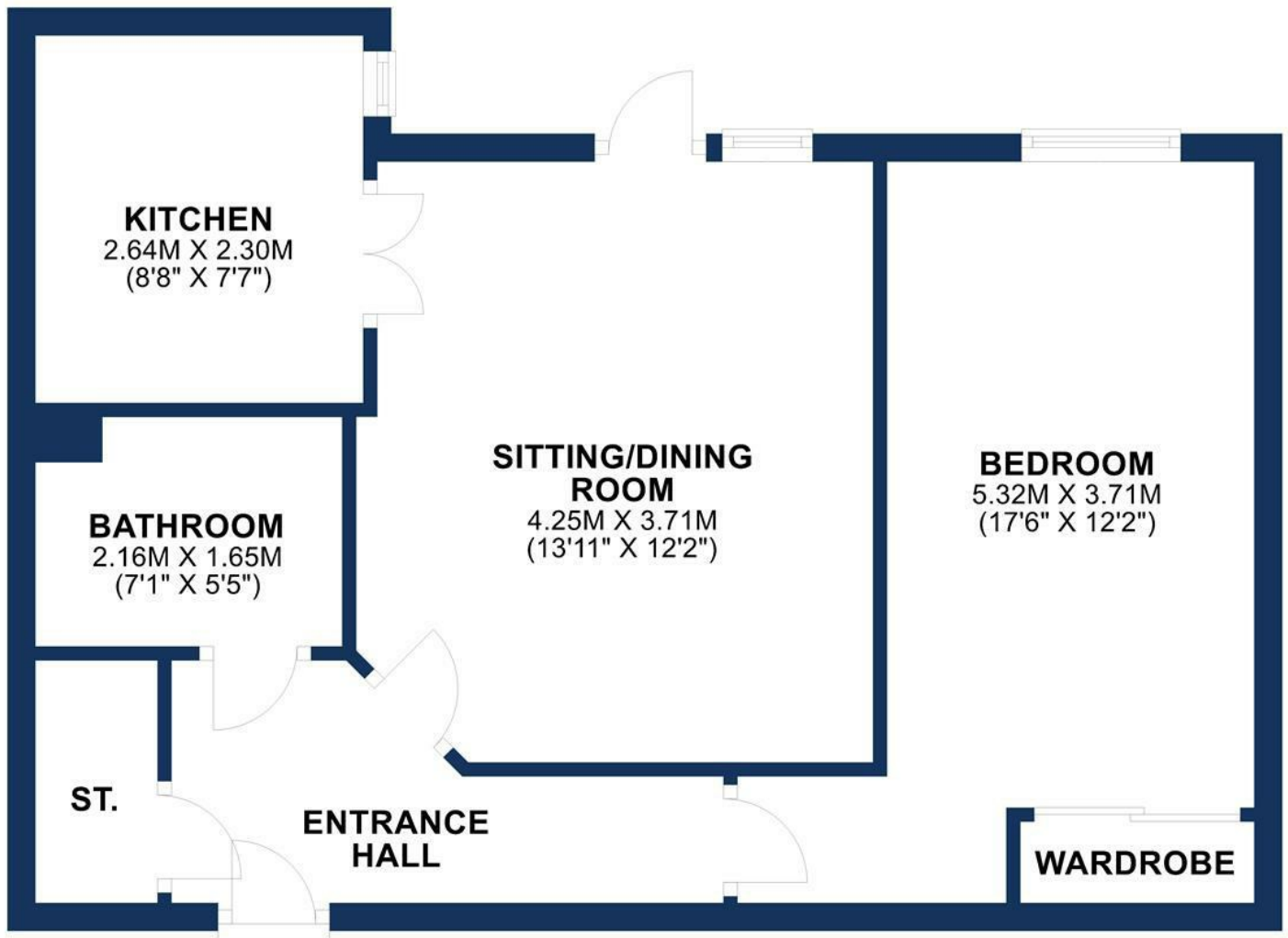
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 48.7 SQ. METRES (524.2 SQ. FEET)



TOTAL AREA: APPROX. 48.7 SQ. METRES (524.2 SQ. FEET)

Floorplan for illustrative purposes only



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