



## APARTMENT 48 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£200,000

\*\*\*NO ONWARD CHAIN\*\*\* A larger than average retirement flat ideally located within the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, residents lounge with lift to all floors and adjacent kitchen and access to the gardens. This particular apartment is positioned on the 2nd floor and the private entrance hall has two storage areas leading onto an open plan sitting/dining room with adjacent fitted kitchen plus two double bedrooms and modern shower room/WC. The property benefits from views towards the front, side and rear and viewing is highly recommended.

**POSTCODE: WA15 6UB**

## DESCRIPTION

This superbly proportioned apartment forms part of a highly favoured development built by McCarthy & Stone in 1997 and is ideally situated within the heart of Timperley village centre. The market town of Altrincham with its more comprehensive range of shops and Metrolink railway service into Manchester is about 2 miles distant.

The communal reception area and residents lounge form the focal point of the community within Mayfair Court and provide access to the delightful lawned gardens with mature tree screening and there is also access to an adjacent kitchen.

The self contained accommodation is positioned on the second floor and is well appointed and larger than average with two large storage cupboards within the hallway. Towards the front of the property is an impressive open plan sitting/dining room with double glass panelled doors leading onto the fitted kitchen with window to the side. There are two excellent double bedrooms both with fitted wardrobes and the accommodation is completed by the modern shower room/WC.

Throughout the apartment is a series of pull cords for emergency use to contact the House Manager during her working hours or the outside agency careline after hours. There is also a guest suite available that can be booked by residents. A communal laundry room is available for residents use.

Viewing is highly recommended to appreciate the standard of and proportions of the accommodation on offer along with the communal gardens.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

With residents lounge and access to the communal tree lined gardens and adjacent kitchen. Lift and stairs to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Two large storage cupboards. Electric heater. Ceiling cornice. Phone entry system. PVCu double glazed window to the rear. Telephone point.

#### SITTING/DINING ROOM

**18'4" x 11'4" (5.59m x 3.45m)**

With a focal point of an electric fireplace. PVCu double glazed window to the front with secondary glazing. Ample space for living and dining suites. Television aerial point. Telephone point. Ceiling cornice. Double glass panelled doors to:

#### KITCHEN

**9'0" x 5'9" (2.74m x 1.75m)**

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring hob with extractor hood over. Space for fridge and freezer. PVCu double glazed window to the side. Tiled splashback. Ceiling cornice. Wall mounted heater.



## BEDROOM 1

16'9" x 11'1" (5.11m x 3.38m)

With mirror fronted wardrobes and dressing table. Electric heater. PVCu double glazed window to the side with secondary glazing. Ceiling cornice.

## BEDROOM 2

11'1" x 10'10" (3.38m x 3.30m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the rear with secondary glazing and overlooking the communal tree lined gardens. Ceiling cornice. Electric heater.

## BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

Fitted with a modern white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Tiled walls. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Residents parking to the front and delightful tree lined gardens incorporate a patio seating area to the rear. This is all accessed via the residents lounge.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "B"

## SERVICE CHARGE

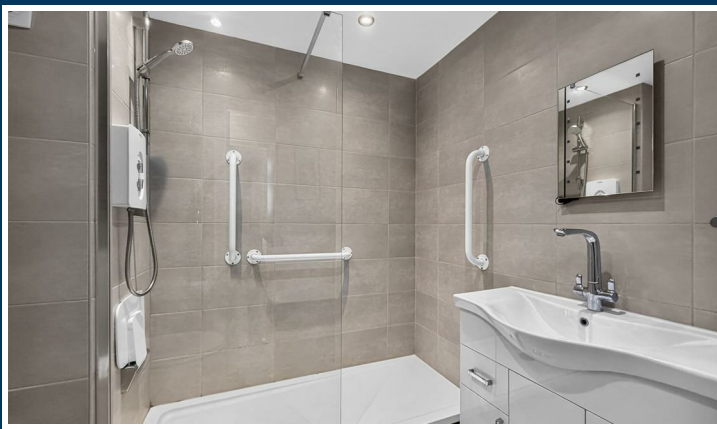
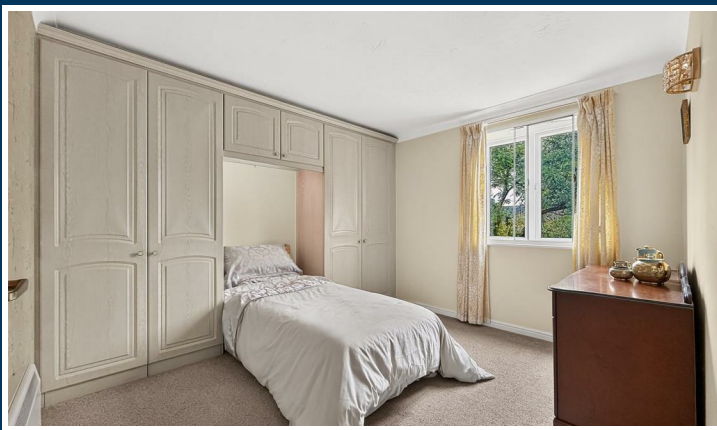
The service charge is currently £2875.81 paid every 6 months and includes cleaning and lighting of common parts, garden maintenance, window cleaning, buildings insurance and remuneration of the House Manager. Further details will be provided by our clients Solicitor.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 31/7/1996 and subject to a Ground Rent of £294.00 paid every 6 months. This should be verified by your Solicitor.

## NOTE

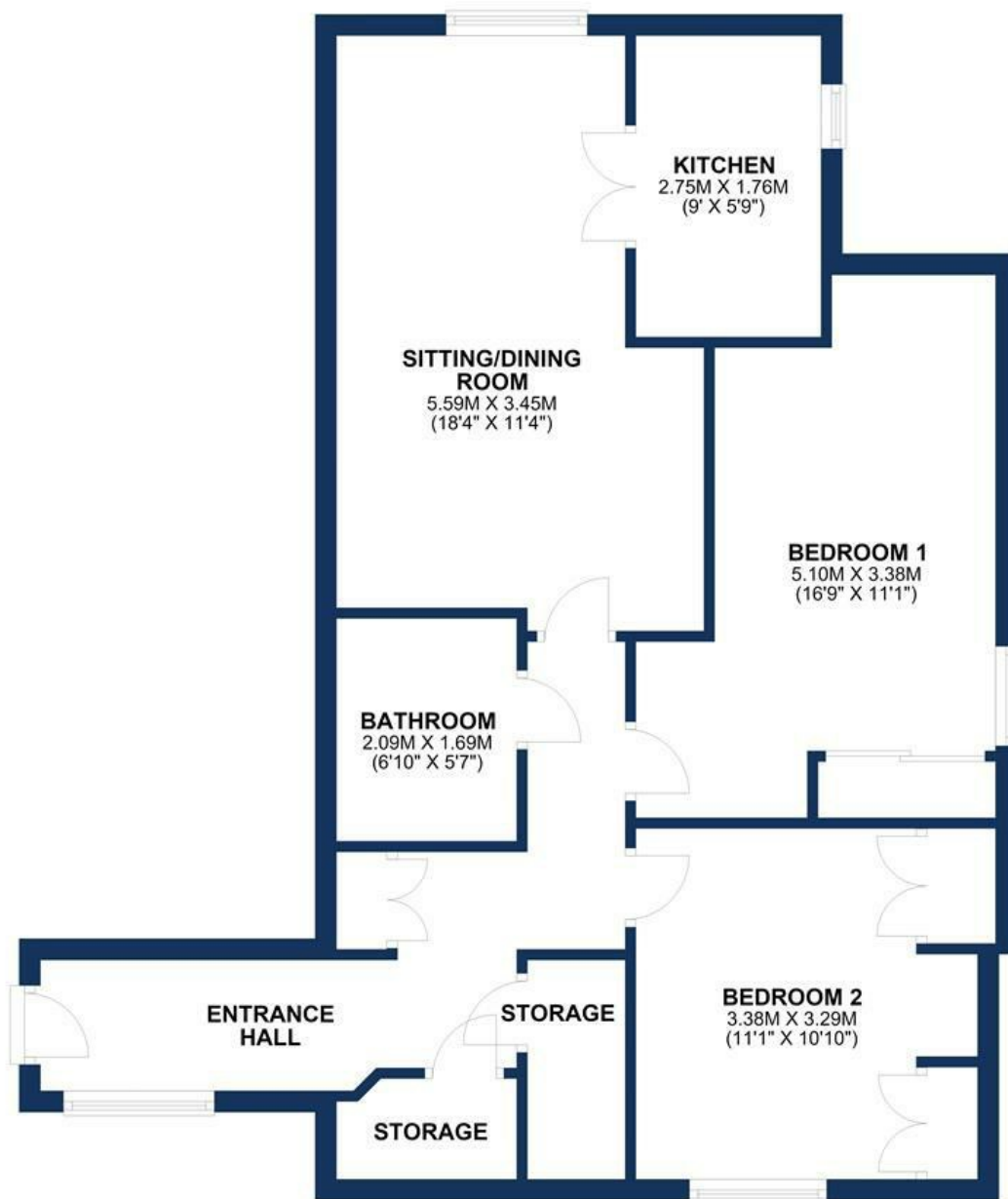
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## SECOND FLOOR

APPROX. 65.7 SQ. METRES (707.5 SQ. FEET)



TOTAL AREA: APPROX. 65.7 SQ. METRES (707.5 SQ. FEET)

Floorplan for illustrative purposes only



### HALE BARNS

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM