



**33 ROSTHERNE COURT BROWN STREET | ALTRINCHAM**

**£165,000**

A superbly presented two bedroom first floor retirement apartment approximately 250 yards walking distance from the village of Hale.

The generously proportioned accommodation briefly comprises private entrance hall with provision for storage, dual aspect sitting/dining room opening onto a contemporary fitted kitchen with integrated appliances, two excellent bedrooms and refitted shower room/WC. Upgraded electric heating and pressurised hot water system. PVCu double glazing. Ideally positioned overlooking the delightful communal gardens. House Manager and Careline system. Residents lounge, guest suite and laundry.

POSTCODE: WA14 2EU

## DESCRIPTION

Occupying a highly favoured position within the development the accommodation is superbly presented and generously proportioned throughout with a private entrance hall which includes mirror fronted cloaks/storage cupboards. There is an exceptional dual aspect sitting/dining room with enviable views over the well tended communal gardens and the focal point of a stunning fireplace. An archway leads onto the contemporary fitted kitchen with high gloss white units complemented by a range of integrated appliances and, importantly, there is a window providing natural light. Completing the accommodation is a spacious primary bedroom and further bedroom with fitted wardrobes, both of which are served by the refitted modern shower room/WC with white suite and chrome fittings.

The heating has been upgraded with Dimplex electric heaters/storage radiator together with a pressurised Tempest hot water system. PVCu double glazing has also been installed.

One of the most appealing features 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.

Regarded locally as one of the most attractive retirement developments Rostherne Court 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 to contact the House Manager/Monitoring Team at any time, if required.

The guest suite is available on site for family & friends at a reasonable rate. Twin beds, full bathroom, TV, coffee/tea, bedding and towels provided.

The apartments are for occupation for those over the age of 60 and we understand it is possible, subject to approval of the management company, for a small dog to accompany new purchasers.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure video entry system. Adjacent residents lounge attractively furnished with adjoining kitchen. The area is ideal for functions and social occasions and just a short distance along the communal hallway is the lift providing access to all floors.

### FIRST FLOOR

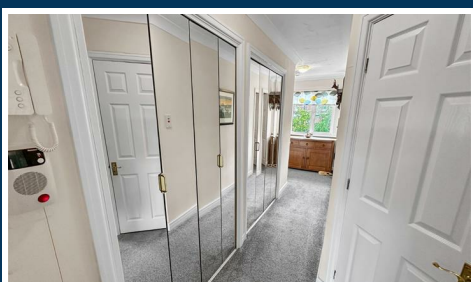
#### PRIVATE ENTRANCE HALL

Panelled front door. Two substantial mirror fronted cupboards containing hanging rails and shelving and also housing the upgraded hot water system. PVCu double glazed window to the rear. Video/phone entry system. Coved cornice. Wall mounted electric heater.

#### SITTING/DINING ROOM

17'5" x 10'4" (5.31m x 3.15m)

Traditional style fireplace surround, coal effect electric fire and polished granite hearth. PVCu double glazed window overlooking the communal gardens at the front. PVCu double glazed window to the side. Three wall light points. Coved cornice. Television aerial point. Telephone point. Electric storage radiator.



## KITCHEN

7'2" x 7' (2.18m x 2.13m)

Fitted with a range of high gloss white wall and base units beneath granite effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, combination microwave/grill and four ring ceramic hob with stainless steel chimney cooker hood above. Space for a fridge/freezer. PVCu double glazed window to the side. Coved cornice. Tile effect flooring.

## BEDROOM ONE

14'4" x 8'10" (4.37m x 2.69m)

Tree lined views through a PVCu double glazed window to the front. Two wall light points. Coved cornice. Television aerial point. Wall mounted electric heater.

## BEDROOM TWO

13'11" x 7'10" (4.24m x 2.39m)

Fitted with a four door range of wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed window to the rear. Wall light point. Coved cornice. Television point. Wall mounted electric heater.

## SHOWER ROOM/WC

7' x 6'5" (2.13m x 1.96m)

Fitted with a white/chrome suite comprising semi-recessed vanity wash basin with mixer tap and WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Partially tiled walls. Mosaic tile effect flooring. Mirror with wall light point above. Extractor fan. Chrome heated towel rail. Wall mounted convector heater.

## OUTSIDE

Resident parking by application to the House Manager.

## SERVICES

Mains electricity, water and drainage is connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a leasehold basis for the residue of 125 years from 1st January 1989 with a Ground Rent of £125.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

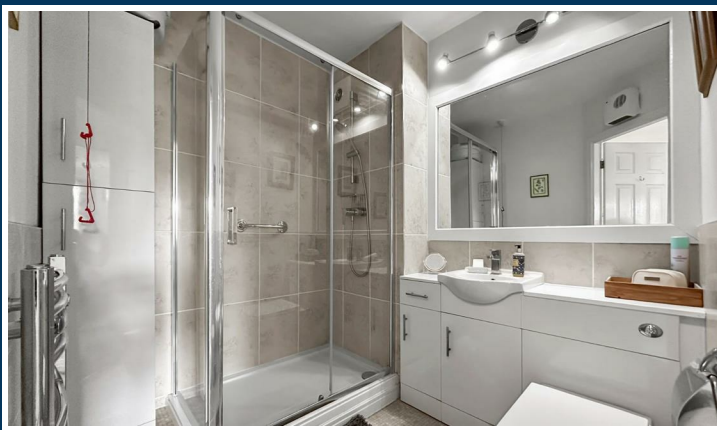
We understand this amounts to approximately £3,965.00 per annum (£330.00 per calendar month). The service charge includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, garden maintenance, management etc. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

Band C.

## NOTE

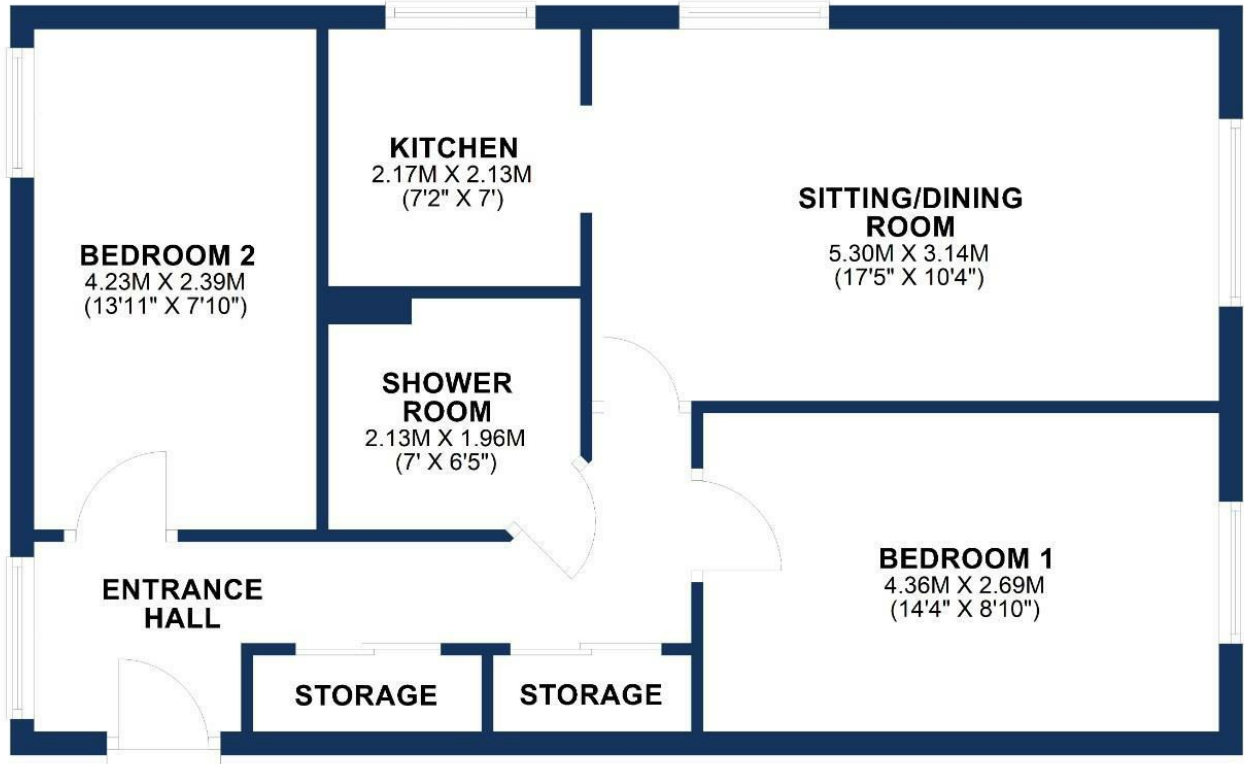
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## FIRST FLOOR

APPROX. 59.5 SQ. METRES (640.4 SQ. FEET)



TOTAL AREA: APPROX. 59.5 SQ. METRES (640.4 SQ. FEET)

Floorplan for illustrative purposes only



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