IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









APARTMENT 42 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£127,000

NO ONWARD CHAIN A second floor retirement apartment set within the heart of Timperley village with dual aspect views. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage cupboard, superb large open plan sitting/dining room leading onto the fitted kitchen, double bedroom and shower room/WC. There are superb communal gardens, off road residents parking and also a communal residents lounge with adjacent kitchen. Ideally located within walking distance of the village and all local amenities. Viewing is highly recommended.

POSTCODE: WA15 6UB

DESCRIPTION

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

The communal reception area and residents lounge form the focal point of the community with Mayfair Court and provides access to delightful lawned gardens with mature tree screen.

The self contained and private accommodation is well appointed and proportioned throughout and benefits from electric storage heaters and double glazing.

There is a large open plan sitting/dining room which leads onto the fitted kitchen. An excellent double bedroom with fitted wardrobes and the accommodation is completed by the shower room/WC and also access to the storage cupboard within the hallway.

Throughout the apartment there is a series of emergency pull cords. There is also a guest suite available which can be booked by residents and delightful communal lounge with various social events. A communal laundry is also on site.

Viewing is highly recommended to appreciate the position of the apartment.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With residents lounge and access onto the communal treelined gardens and adjacent kitchen. Lift to all floors. Secure entrance.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Ceiling cornice. Storage cupboard. Phone entry system.

SITTING/DINING ROOM

With ample space for living and dining suites. Electric radiator. PVCu double glazed window to the front. Electric fireplace. Television aerial point. Telephone point.

KITCHEN

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

BEDROOM

With fitted mirror fronted wardrobes. PVCu double glazed window to the front. Electric heater. Ceiling cornice.











SHOWER ROOM
Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Ceiling cornice. Extractor fan. Heated towel rail. Tiled walls. Wall mounted heater.

OUTSIDE
Residents and visitors parking. Delightful communal treelined gardens.

SERVICES
Mains electric, water and drainage are connected.

COUNCIL TAX
Band "B"

TENURE
We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing July 1996 and subject to a Ground Rent of £522.27 per annum. This should be verified by your Solicitor.

SERVICE CHARGE
Currently £3800 per annum and covers general upkeep and cleaning, lighting and heating of communal areas, building insurance and remuneration of the house manager. Full details will be provided by our clients Solicitor.

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





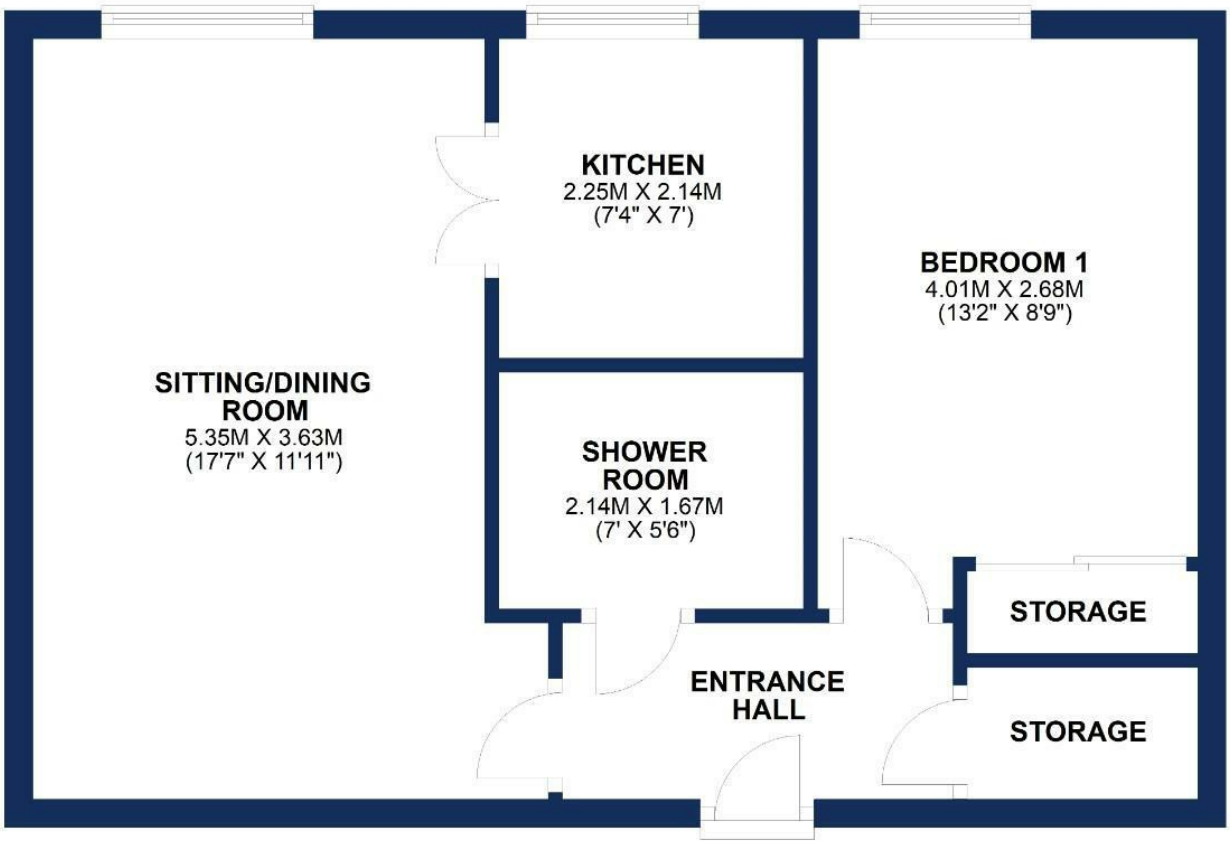




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SECOND FLOOR

APPROX. 43.9 SQ. METRES (472.1 SQ. FEET)



TOTAL AREA: APPROX. 43.9 SQ. METRES (472.1 SQ. FEET)

Floorplans For Illustrative Purposes Only

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