



**8 GUARDIAN MEWS COTTERIL CLOSE | MANCHESTER**

**£87,500**

**\*\*\*NO ONWARD CHAIN\*\*\*** A well proportioned and presented first floor retirement apartment in an ideal location within easy reach of local amenities including doctor, dentist and supermarket. The accommodation briefly comprises large sitting room plus fitted kitchen, double bedroom with fitted wardrobes and the accommodation is completed by the bathroom/WC. Externally there are beautifully maintained and presented communal gardens and allocated parking. Other features include guest suite and warden control plus separate laundry. Viewing is highly recommended.

POSTCODE: M23 9HY

## DESCRIPTION

This superbly proportioned one bedroom first floor retirement apartment is set within mature grounds with lawned gardens and private parking.

The accommodation comprises a secure communal entrance hall with phone entry system whilst the apartment has a private entrance hall with large sitting room overlooking the gardens and to the front and a fitted kitchen to the rear. The double bedroom benefits from fitted wardrobes and the accommodation is completed by the bathroom/WC fitted with a white suite with chrome fittings.

Gas central heating and double glazing throughout.

The apartment is ideally positioned for local amenities including a doctors and dentist within easy reach of with local shops over the road and with the more comprehensive shopping centre of Timperley village approximately 1 mile away.

An excellent apartment in an ideal location that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

Secure communal entrance hall. Stairs to first floor along with ample space for stairlift should it be required.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

Radiator. Loft access hatch. Hardwood front door.

#### SITTING ROOM

16'4" x 11'5" (4.98m x 3.48m)

A superb reception room with PVCu double glazed window to the front overlooking the communal gardens. Phone entry system. Radiator. Television aerial point. Telephone point.

#### KITCHEN

8'7" x 6'0" (2.62m x 1.83m)

Fitted with a comprehensive range of wall and base units with contrasting work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood over. PVCu double glazed window to the rear. Integrated fridge. Wall mounted combination gas central heating boiler. Tiled splashback. Radiator.

#### BEDROOM

12'4" x 8'8" (3.76m x 2.64m)

With fitted wardrobes. PVCu double glazed window to the front overlooking the rear garden. Radiator. Television aerial point.



## BATHROOM

6'7" x 5'5" (2.01m x 1.65m)

Fitted with a suite comprising panelled bath with electric shower over, pedestal wash basin and low level WC. Opaque PVCu double glazed window to the rear. Radiator. Part tiled walls. Airing cupboard.

## OUTSIDE

Delightful communal lawned gardens and parking for residents and visitors alike. There is also a residents laundry plus guest suite for visitors subject to availability. There is also a detached outbuilding to the rear for various social occasions for residents.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Manchester Band "B"

## TENURE

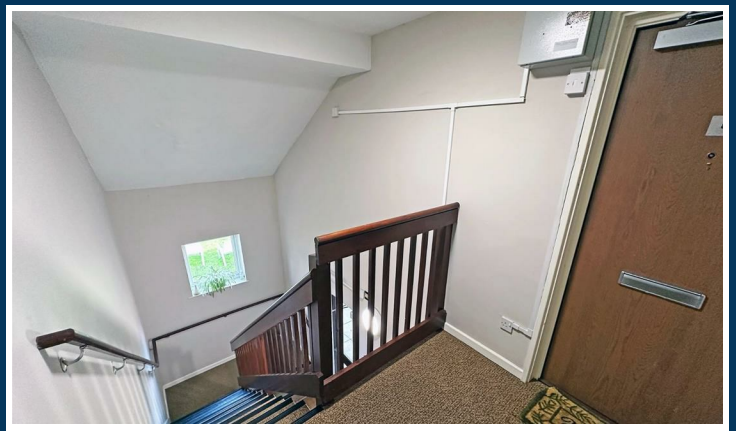
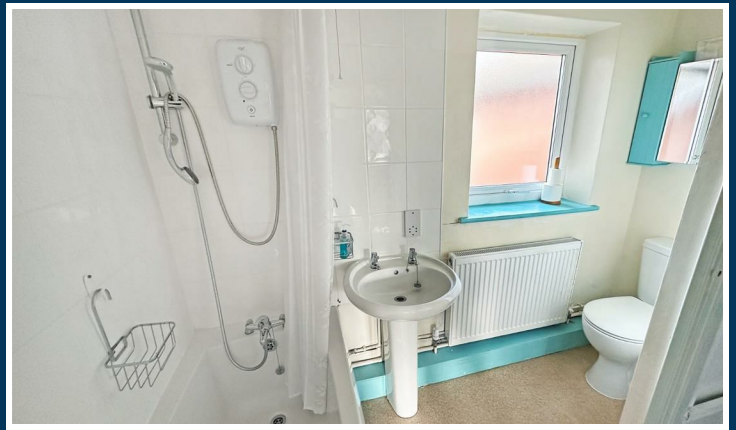
We are informed the property is held on a Leasehold basis for the residue of XXX year term commencing xxxxxxxxxxxx and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

Service Charge £1,907.36 pa (£158.95 pcm)

## NOTE

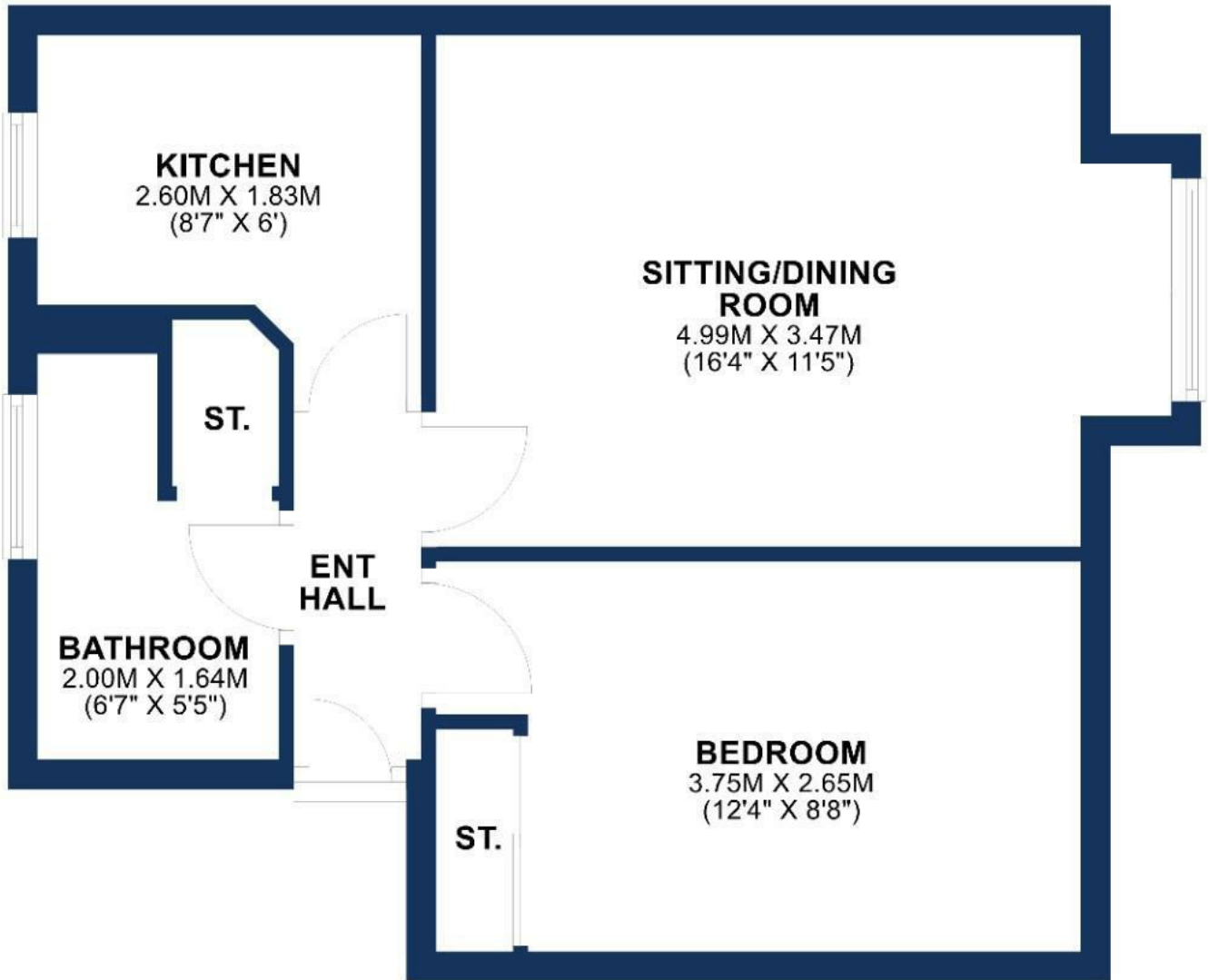
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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# FIRST FLOOR

APPROX. 41.4 SQ. METRES (446.0 SQ. FEET)



TOTAL AREA: APPROX. 41.4 SQ. METRES (446.0 SQ. FEET)

Floorplan for illustrative purposes only



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