IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









APARTMENT 42 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£118,000

NO ONWARD CHAIN

Spacious one bedroom retirement apartment in the heart of Timperley, ready for a new owner to make their own.
Secure and convenient retirement living with lift access, emergency call system, residents' lounge, guest suite, landscaped communal gardens and parking.
Just a short walk from Timperley Village and local amenities, combining independent living with the benefits of an established retirement community.

An excellent choice for people downsizing or families looking for a comfortable, convenient home for a parent or relative.

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

A generous open-plan sitting/dining room with ample space for both 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

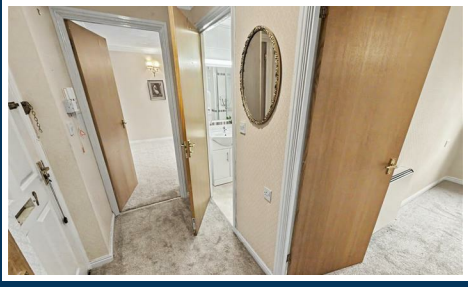
With fitted mirror fronted wardrobes. PVCu double glazed window to the front. Electric heater. Ceiling cornice.











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 remuneration of the on-site house manager, 24 hour carleline monitoring, building insurance, and the heating, lighting amd electricity of all communal areas. 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.





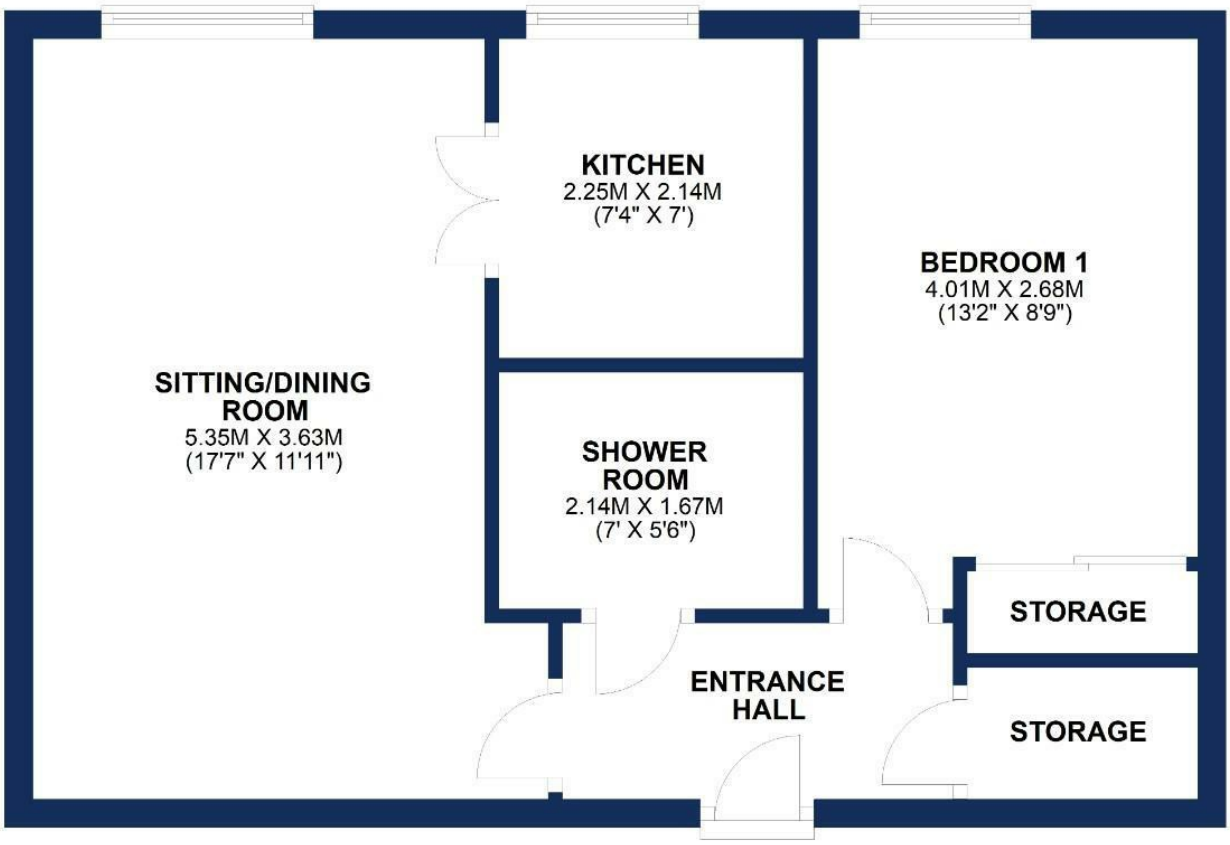




Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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. 43.9 SQ. METRES (472.1 SQ. FEET)



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

Floorplans 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