



**** No chain, one bedroom, first floor retirement apartment with garden views located in one of the most prestigious developments in Timperley **** Thompson's Estate Agents are delighted to offer a well presented apartment within the popular St Johns Lodge development. This spacious apartment benefits from a lounge/diner with a Juliette balcony overlooking the garden, a fully fitted modern kitchen with built in appliances, a three piece bathroom with walk in shower and a 17FT bedroom with built in wardrobes. Residents can take advantage of a lovely and welcoming residents lounge and beautiful well manicured gardens. Viewings are by appointment only and can be arranged by contacting the office.





Hallway

Spacious hallway with storage/cloak room and access to all rooms. Carpeted flooring, ceiling light point, electric wall mounted radiator and intercom system.

Bathroom

A modern three piece bathroom with a spacious walk in corner shower, pedestal with tiled walls, W.C and vanity handwash basin with built in mirror and down lights. Ceiling light point, carpeted flooring, ceiling light point and wall mounted towel radiator.

Lounge/Diner

A spacious lounge with view over the immaculate garden. Carpeted flooring, two ceiling light points, electric fire and surround, wall mounted electric heater, plug points, double glazed door and Juliette balcony and double glazed window to the side and access into the kitchen.

Kitchen

A fully fitted kitchen with integral appliances. Fitted with a range of white gloss wall and base unit cupboards with contrasting roll top work surfaces and tiled splash backs. Vinyl flooring, ceiling light point, plug points and double glazed window to the side. Built in under counter fridge and under counter freezer, Hot point washing machine, Zanussi electric four ring hob and extractor and Zanussi electric waist high oven. Stainless steel sink and mixer tap.

Master bedroom

Carpeted flooring, ceiling light point, wall mounted electric radiator, plug points, double glazed window overlooking the gardens and built in wardrobes with mirrored sliding doors.

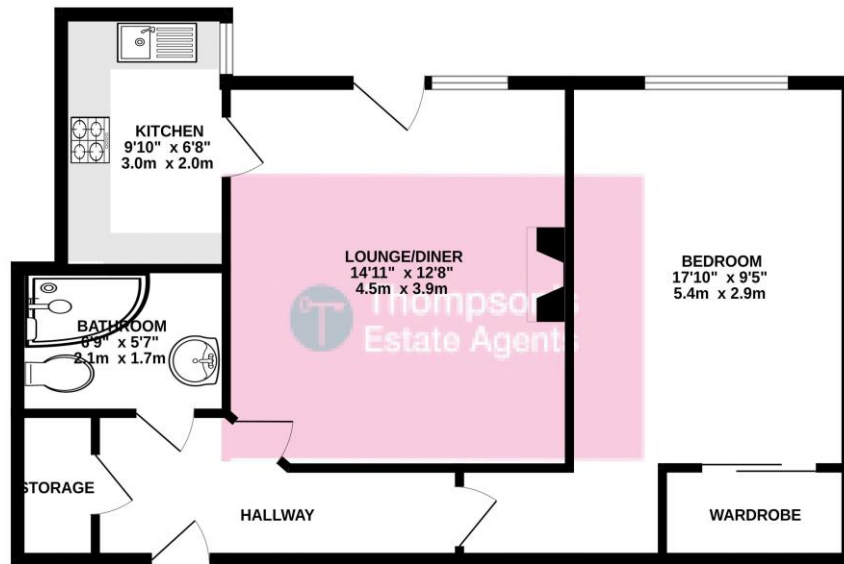
Tenure

Leasehold Service Charge £3,310.08 charge upto May 2026 Ground rent £772.88 charge upto May 2026

St John's Lodge, located on Thorley Lane in Timperley (WA15 7AG), is a modern retirement development built in 2015, featuring 44 one and two-bedroom apartments managed by Churchill Retirement Living. Situated 500 meters from the village center, it offers independent living with amenities like a lounge, guest suite, and security systems. St John's Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons. A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager. St John's Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. St John's Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Energy performance certificate (EPC)

36 Thorley Lane ALTRINCHAM WA15 7AG	Energy rating C	Valid until: 4 December 2026
		Certificate number: 9732-3852-7520-9206-6811

Property type	Top-floor flat
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		