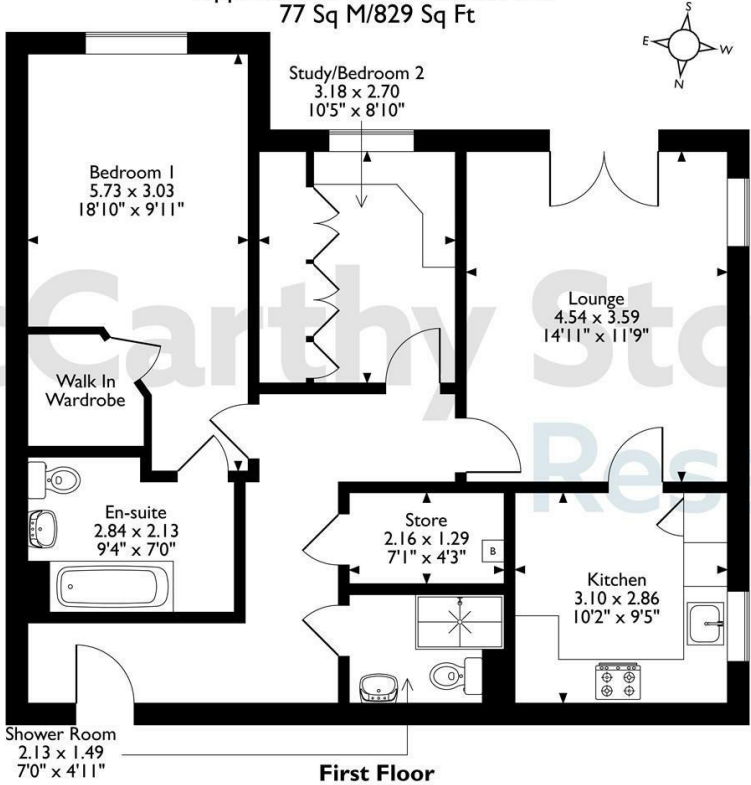
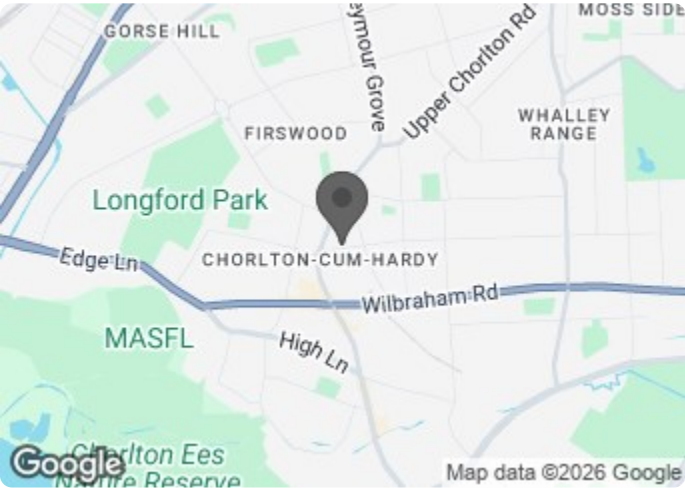


Cosgrove Hall Court, Flat 19, 8, Albany Road, Manchester  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 83                         | 84        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## 19 Cosgrove Hall Court

8 Albany Road, Chorlton-cum-Hardy, M21 0BA



**Asking price £285,000 Leasehold**

A bright and spacious two bedroom, two bathroom south facing retirement apartment, benefitting from a Juliet balcony overlooking the communal grounds. This apartment is situated on the first floor, close to the lift and stairs.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Cosgrove Hall Court, 8 Albany Road, Cholton-cum-Hardy

### Summary

Cosgrove Hall Court was purpose built by McCarthy & Stone for independent retirement living and consists of 47 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and gardens.

There is a guest suite for visitors who wish to stay (additional charges apply). Cosgrove Hall Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

### Local Area

Cosgrove Hall Court is built on the site of the former studios of Cosgrove Hall Films who made the classic children's programs Danger Mouse & The Wheelies amongst many other popular cartoons. The town also boasts nature walks along the River Mersey and around Chorlton Water Park which provides a scenic escape from the hustle and bustle of suburban life.

The development is close to the centre of the village which offers a variety of unique boutiques and well known supermarkets, together with alfresco dining at many of its relaxed cafe bars and restaurants. For shopping close to the development, the Unicorn cooperative grocery is located at the north end of Albany Road and just across the road on Manchester Road you will find artisan bakers, cafes, bars grocers and flower shops.

Manchester City Centre is less than 4 miles away and is connected by a tram line with a station on Wilbraham Road. Regular bus services also provide links to local and regional locations.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard. Illuminated light switches, smoke

detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

### Lounge

A bright and spacious living room with a south facing Juliet balcony. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom One

Well presented double bedroom with a walk in wardrobe housing shelving and hanging rails. TV and telephone points, fitted carpets and raised electric power sockets. Separate door leads to an en-suite bathroom.

### En-suite Bathroom

Fully tiled and fitted suite comprising of bath, with a shower above. WC, vanity unit with sink and mirror above.

### Bedroom Two

Spacious second bedroom which could alternatively be used as a separate dining room or home office. Ceiling lights. TV and phone point.

### Shower Room

Fully fitted with suite comprising of a double walk in shower cubicle with glass screen and hand rail. Low level WC, vanity unit with wash basin and light up mirror above. Shaving point and electric towel rail.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds

## 2 bed | £285,000

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £5,193.96 for financial year end April 2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease Length: 125 years from Jan 2013  
Ground Rent: £495

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

