



## 10 ST JOHN'S LODGE 36 THORLEY LANE | TIMPERLEY

£340,000

\*\*\*NO ONWARD CHAIN\*\*\* St John's Lodge is a modern retirement development in an ideal location within easy reach of Timperley village centre and made up of 44 apartments this particular apartment is located on the ground floor with doors opening onto the attractive communal gardens. The accommodation is approached via a secure communal entrance hall which leads onto the residents lounge with adjacent kitchen whilst the apartment itself has a private entrance hall with ample storage and access to a large open plan sitting/dining room with door onto the rear garden and also providing access to the modern kitchen. There are two excellent double bedrooms, the principal benefitting from fitted wardrobes and the accommodation is completed by the bathroom/WC fitted with a contemporary white suite with chrome fittings. Residents and visitors parking to the front and superb communal gardens which the apartment overlooks to the rear.

POSTCODE: WA15 7AG

## DESCRIPTION

The recently constructed St Johns Lodge is a retirement development of 44 apartments situated in an ideal location close to Timperley village centre.

The accommodation itself is superbly presented throughout and features a private entrance hall with three large fitted storage cupboards and with door then leading onto the superb sitting/dining room with door leading onto the attractive communal gardens. Off the living area there is also a fitted kitchen with a range of integrated appliances. The accommodation is completed by two double bedrooms, the principal benefitting from mirror fronted fitted wardrobes and both are serviced by the contemporary shower room/WC.

The development offers residents and visitors parking, a guest suite is available and a communal owners lounge with adjacent kitchen. This owners lounge is the heartbeat of the community within St Johns Lodge.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### OWNERS LOUNGE

A superb seating area for the use of owners and available for private hire by the owners for organised events. The owners lounge also has an adjacent kitchen and cloakroom/WC down the hall and is also adjacent to the office.

#### PRIVATE ENTRANCE HALL

Hardwood front door. Dado rail. Ceiling cornice. Phone entry system. Three storage cupboards.

#### SITTING/DINING ROOM

19'7 x 11'7 (5.97m x 3.53m)

With ample space for living and dining suites. PVCu double glazed door provides access to the communal gardens. Ceiling cornice. Electric radiator. Television aerial point and telephone point.

#### KITCHEN

7'9 x 7'9 (2.36m x 2.36m)

Fitted with a comprehensive range of cream high gloss wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood. Integrated fridge. Plumbing for washing machine. Space for dryer. Tiled splashback. PVCu double glazed window to the side. Extractor fan. Wall mounted heater.



## BEDROOM 1

15'10 x 9'2 (4.83m x 2.79m)

With mirror fronted fitted wardrobes. PVCu double glazed window to the rear overlooking the gardens. Ceiling cornice. Electric radiator. Television aerial point.

## BEDROOM 2

15'10 x 9'2 (4.83m x 2.79m)

PVCu double glazed window to the rear overlooking the communal gardens. Ceiling cornice. Electric radiator.

## SHOWER ROOM

8'3 x 5'8 (2.51m x 1.73m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Tiled walls. Chrome heated towel rail. Extractor fan.

## OUTSIDE

To the front of the property there is a residents and visitors parking area. To the rear a delightful communal garden which the apartments have direct access onto.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of XXX years and subject to a Ground Rent of £849.48 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

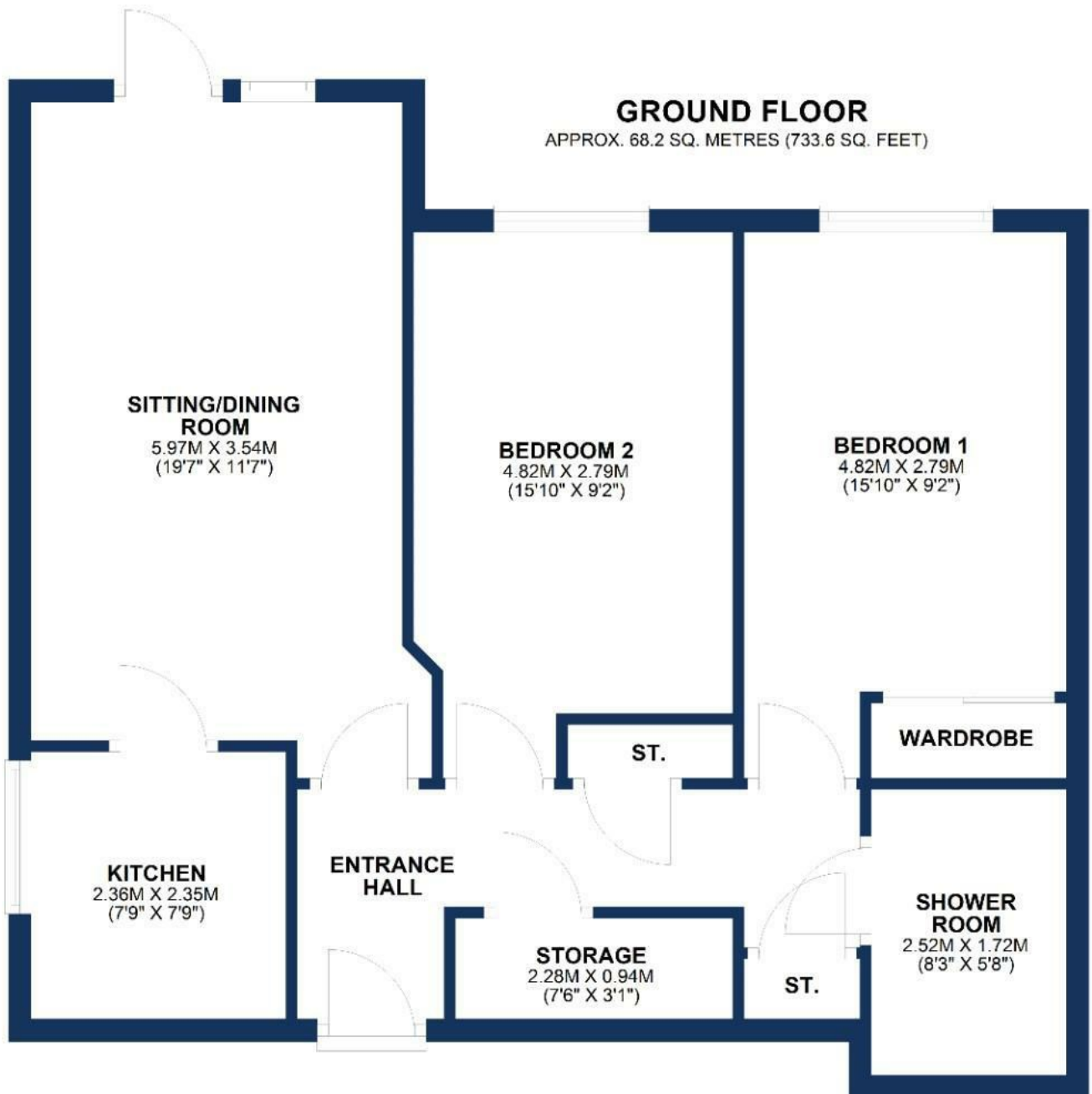
We are informed the service charge is currently £4939.12 per annum and includes Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and contribution to the contingency fund.

## NOTE

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



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TOTAL AREA: APPROX. 68.2 SQ. METRES (733.6 SQ. FEET)

Floorplan 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