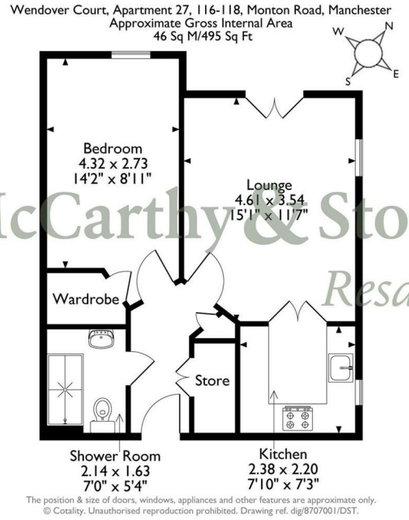
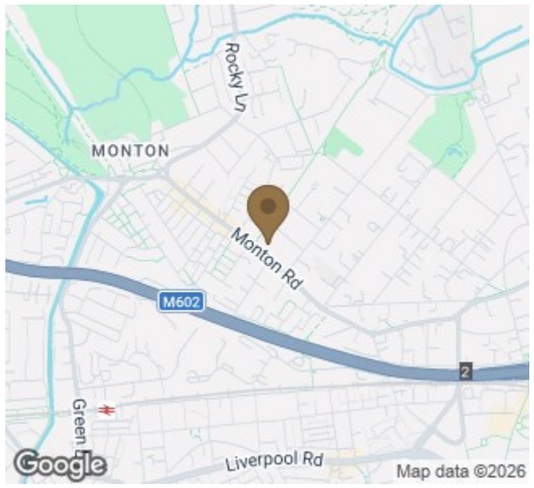
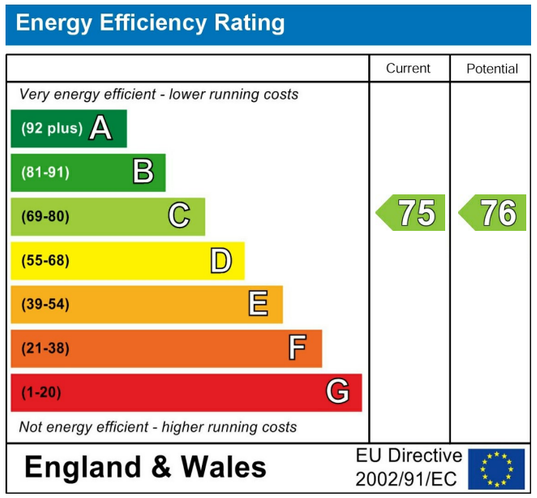
Excellent

Trustpilot

McCarthy & Stone
Resales.













27 Wendover Court

116-118 Monton Road, Manchester, M30 9HG

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 27 Wendover Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £174,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom apartment
- Juliet balcony overlong the garden
- Homeowners social lounge
- House Manager on site
- 24 hour Careline
- Guest suite for friends and family
- Removal quotes can be provided
- Part exchange scheme available
- Call McCarthy Stone Resales to view on 0345 556 4104

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. 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, wasted time or travel expenses. The details contained within this brochure 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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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

27 Wendover Court, Manchester

1 | 1 | Asking price £174,950

Summary
Wendover Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The dedicated House Manager is on site during working hours (8am-2pm) to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area
Wendover Court is located in the bustling village of Monton, situated North West of Manchester 4 miles from the City Centre. Set on the Monton Road, Wendover Court is ideally located for shops which include a Tesco's Express, doctors, bank, pharmacist and Newsagent with Post Office. The centre of Manchester can be accessed by road, rail, tram and bus and has a wealth of shops and restaurants as well as many leisure times activities including a variety of museums, a library and several theatres. The Trafford Centre, Salford Quays and the Lowry theatre are within 15 minutes drive from Wendover Court.

Apartment Overview
A beautifully presented one bedroom apartment, ideally situated within the highly regarded Wendover Court retirement living development. The apartment offers bright and comfortable accommodation throughout, with the added benefit of a Juliet balcony, providing a wonderful outlook onto the communal garden. A focal point fireplace gives the room a cosy and comforting feel. Wendover Court is a popular McCarthy Stone retirement living development, providing a welcoming environment and an excellent opportunity to enjoy comfortable, low maintenance living.

Social Lifestyle 5
Socialising is high on the agenda at Wendover Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

Care & Support 2
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

Landscaped Gardens 1
Wendover Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Service Charge
- 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
- 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 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.

Annual Service Charge: £3,091.91 for financial year ending 30/9/2027.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold
125 years from 1st Jan 2015
Ground rent £425 per annum
Ground rent review: 1st Jan 2030

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy and Additional Information
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 to.
- 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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













