



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 25, WOODHEY COURT ALMA ROAD, M33 4LT
£99,950



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DESCRIPTION

NO ONWARD CHAIN! A BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT, OFFERING SPACIOUS ACCOMMODATION WITH A REPLACEMENT KITCHEN AND SHOWER ROOM, MODERN ELECTRIC HEATING AND EXCELLENT COMMUNAL FACILITIES, ALL SET WITHIN THIS HIGHLY REGARDED OVER-60s DEVELOPMENT.

The apartment has been extremely well cared for and improved in recent years, creating a comfortable and attractive home that is ready to move straight into. Particular highlights include the modern replacement electric heating system, stylish fitted kitchen and contemporary shower room, while the generous living/dining room provides plenty of space for relaxing and dining. The double bedroom is also well proportioned with space for wardrobes.

The development is tucked away within a peaceful cul-de-sac and provides a welcoming environment specifically designed for the over-60s. Residents benefit from a large communal lounge, communal laundry room and the additional reassurance of a house manager during weekday hours.

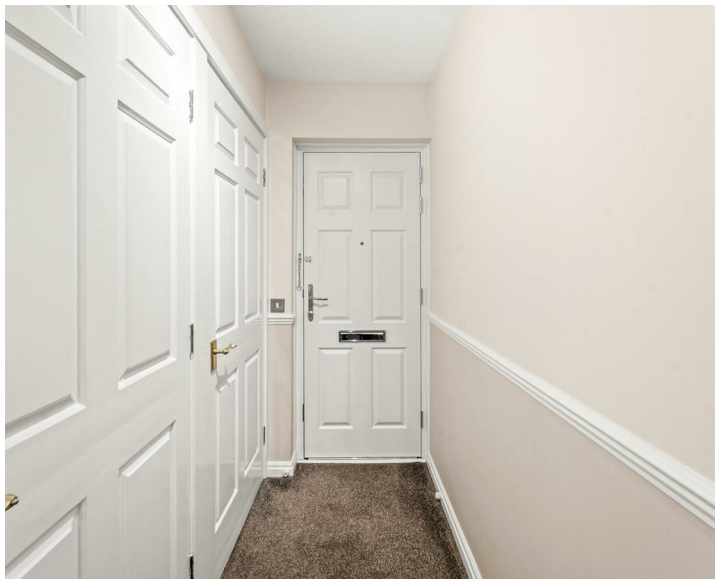
Externally, the building is surrounded by extensive, beautifully maintained communal grounds and gardens, with established planting, lawned areas and seating areas, while residents' and visitors' parking is available to the front.

The location is within easy reach of Sale Town Centre, with its excellent range of shops, cafes, restaurants and transport links, while Altrincham and a number of local amenities and green spaces are also readily accessible.

KEY FEATURES

- First Floor Retirement Apartment
- Replacement Fitted Kitchen
- Modern Electric Heating
- Attractive Communal Gardens
- Leasehold 60 years remaining
- Beautifully Presented Throughout
- Contemporary Shower Room
- Residents' Lounge & Laundry
- No onward chain
- Service charge £243 Per Month







FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Measure 02/05

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.