



Apt 3 Wellbrook Court  
Timperley WA15 7GH  
£170,000





# Apt 3 Wellbrook Court

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Offered for sale with no onward chain, this modern ground floor apartment will appeal to investors and owner-occupiers alike. The property forms part of the popular Wellbrook Court development, close to the amenities of Timperley, Altrincham and Baguley. The location is convenient for access to transport networks and schools.

A communal entrance hallway leads to the private apartment entrance. The entrance hallway features built-in storage and an entry phone intercom system. The living/dining room enjoys a dual aspect. The room opens to the fitted kitchen area with inbuilt washing machine, dishwasher, fridge, freezer, oven and hob.

There are two double bedrooms, the principal bedroom with an en-suite shower room/WC. A further bathroom which is fitted with a white suite completes the property.

Wellbrook Court stands in maintained communal grounds, with visitor parking to the front of the development. Electric gates give access to the allocated resident parking to the rear.

An internal inspection is essential in order to fully appreciate this most attractive property.



- Gas Central Heating
- PVCU Double Glazing
- Open-plan Living/Dining Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Gated Parking - Additional Visitor Parking
- Popular Location
- No Onward Chain
- Viewing Essential

Communal Entrance Hallway  
Leading to private apartment entrance.

Entrance Hallway  
With built-in storage cupboard.

Open-plan Living/Dining Room  
16'0 maximum x 10'10  
Open to:

Kitchen  
8'8" max x 9'5" max

Bedroom One  
13'5 red to 10'9 x 10'0

En-suite Shower Room/WC  
5'10 max x 6'5 max

Bedroom Two  
14'0 max x 9'0 max

Bathroom  
6'3 max x 7'0 max

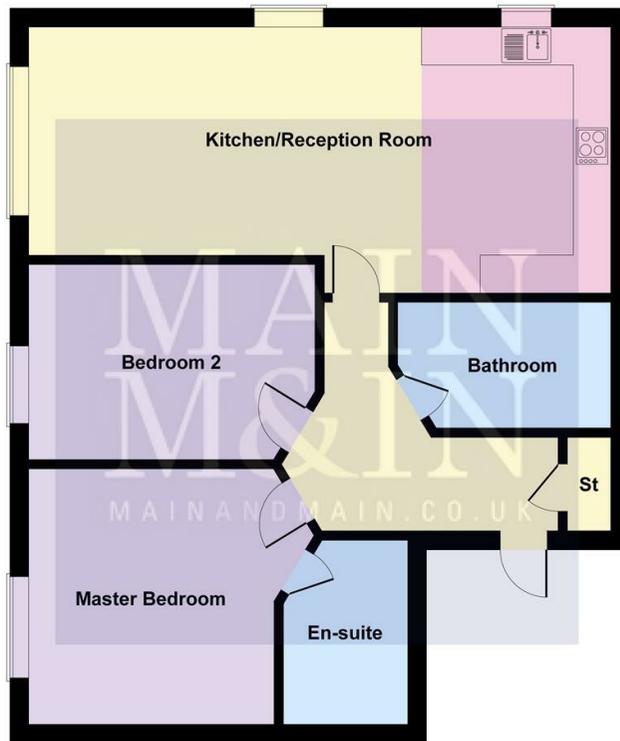
Parking  
Parking for visitors to the front.  
Secure gated parking to the rear for residents with allocated space.

Tenure & Service Charge Information  
Leasehold: 131 years remain of a 150 year lease which commenced on 04/04/2007 and expires 01/01/2157  
Ground Rent : Currently £297.01 per annum. Next review is 31/01/2028  
Service Charge: 2026 figure is £1,398 per annum. Covers repairs, maintenance and Insurance of property & grounds.

Tenure: Leasehold  
Council Tax: Trafford MBC B



### Wellbrook Court



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

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