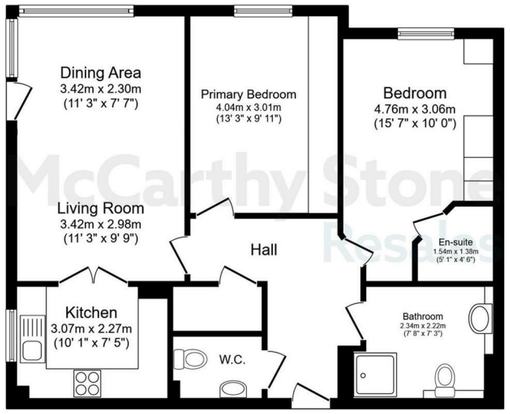
Excellent

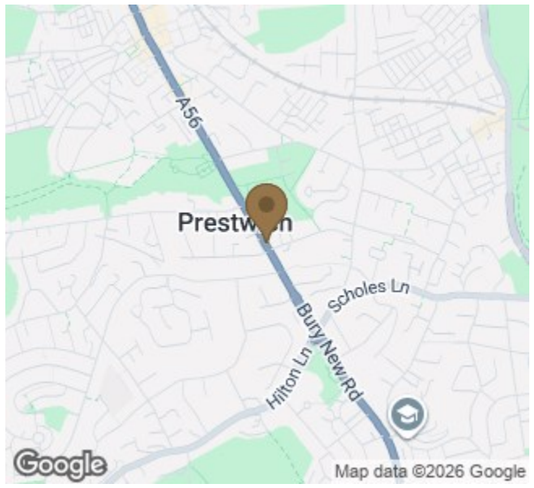
Trustpilot

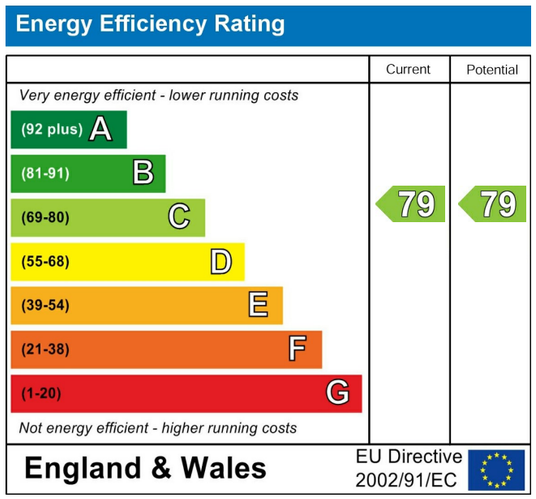
McCarthy & Stone
Resales.



Total floor area 73.6 sq.m. (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







42 Broadfield Court

Park View Road, Manchester, M25 1QF

2 | 1 | Council Tax Band: C

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 42 Broadfield Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

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

Why you'll love living here:

- Two bed apartment with walk out balcony
- On-site Estate Managers available from 7am until 11pm
- 24 Hour Careline
- On-site bistro serving hot food through the day
- Extra care packages available by arrangement
- Guest suite for friends and family
- Camera door entry system
- Homeowners communal lounge
- Part exchange scheme available
- To arrange an appointment to view, please call 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Broadfield Court, Manchester

2 | 1 | Asking price £285,000

Summary
Broadfield Court was purpose-built by McCarthy & Stone for retirement living in 2016 and consists of 48 one and two-bedroom retirement living ‘plus’ apartments for the over 70’s and 14 retirement living apartments for the over 60’. There is an Estate Manager and team available from each day from 7am until 11pm for help and support on-site and a 24-hour emergency call system provided via a personal pendant alarm and call points.
The development includes a Homeowners' Lounge, landscaped gardens and a on-site Bistro serving hot food at lunchtime with drinks available through the day. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies. Availability should be checked with the Estate Manager. Thirty minutes of domestic support per week is included in the service charge at Broadfield Court and additional services including care and support are available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area
Broadfield Court is situated in Prestwich, located next to St.Mary’s Park and close to Prestwich Village, the Longfield shopping precinct and convenience shops on Rectory Lane and Bury New Road. Adjoining the precinct is a branch of Marks & Spencer Simply Food, whilst a large Tesco Extra Supermarket and main Post Office is little further north. To the South is Sedgley Village with many shops including a Sainsburys local, Lidl and a sub Post Office.
The site is very prominent on the corner of Park View Road and Bury New Road (A56) which is one of the main arterial routes in and out of Manchester city centre. Nearby are some very attractive residential areas including, Prestwich Park, Sedgley Park, Broughton Park and Whitefield.

Apartment Overview
A well presented two bedroom apartment with a private balcony, situated within a popular McCarthy Stone Retirement Living Plus development for the over 70s. Ideally located close to Prestwich Village, the apartment is perfectly positioned for easy access to a wide range of local amenities, including shops, cafés, restaurants and everyday conveniences. Excellent transport links are also nearby, making this a convenient location for getting around. Offering comfortable and low maintenance living in a welcoming age exclusive development, this apartment is an excellent opportunity for those looking to enjoy an independent retirement lifestyle in a well connected location.

Social Lifestyle 5
Socialising is high on the agenda at Broadfield 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.

Landscaped Gardens 1
Broadfield 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

Care & Support
The personal care services available at Broadfield Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Leasehold
999 years from 2016

Ground Rent
Lease: 999 from 1st Jan 2016
Ground rent: £510 per annum
Ground rent review: 1st Jan 2031

Service Charge
Service Charge:

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal area
- 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
- Domestic assistance (to help you with jobs like dusting, vacuuming or changing the beds - 30 minutes per week included in service charge).

The Annual Service Charge is £13,913.70 for the financial year ending 30/09/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the Estate Manager who can advise further with regard to the service charges.

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

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

Moving Made Easy
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 speak with our Property Consultant today.













