







Speakman Court, 3 Hazel Road

Altrincham

WA14 1BP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 33 Speakman Court 3 Hazel Road
Altrincham
WA14 1BP

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£125,000

A WELL PRESENTED, ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT A scheme specifically for the over 60's. Guest suite for friends and family. Occupying a superb location within easy reach of Altrincham Town Centre and its many, varied amenities. Bus stops outside the development. House manager on site. Great sized living room with Juliet balcony. Fitted kitchen with appliances. Well appointed bathroom (Shower only at present). Electric heating system and double glazing. Communal lounge for residents plus landscaped gardens. Constructed by McCarthy & Stone. No ongoing vendor chain. Must be viewed to be apppreciated.

Entrance Hall
With a substantial storage cupboard off.

Lounge
With an attractive feature fireplace. Electric storage heater. Double glazed double doors provide natural light and there's a Juliet balcony to allow fresh air flow. Door to:

Kitchen
With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Dishwasher and integrated fridge and freezer. Double glazed window and tiled areas.

Double Bedroom
With an electric, wall mounted 'Dimplex' heater, a double glazed window and an excellent wardrobe/storage area off.

Shower Room/WC
With a walk-in shower compartment, low level WC and wash hand basin with storage unit below. Tiled decor, Dimplex wall heater and an extractor fan. Very useful storage cupboard off for linen etc.

Outside
The development is set within delightful, well tended communal grounds that incorporate parking areas for residents, subject to availability.





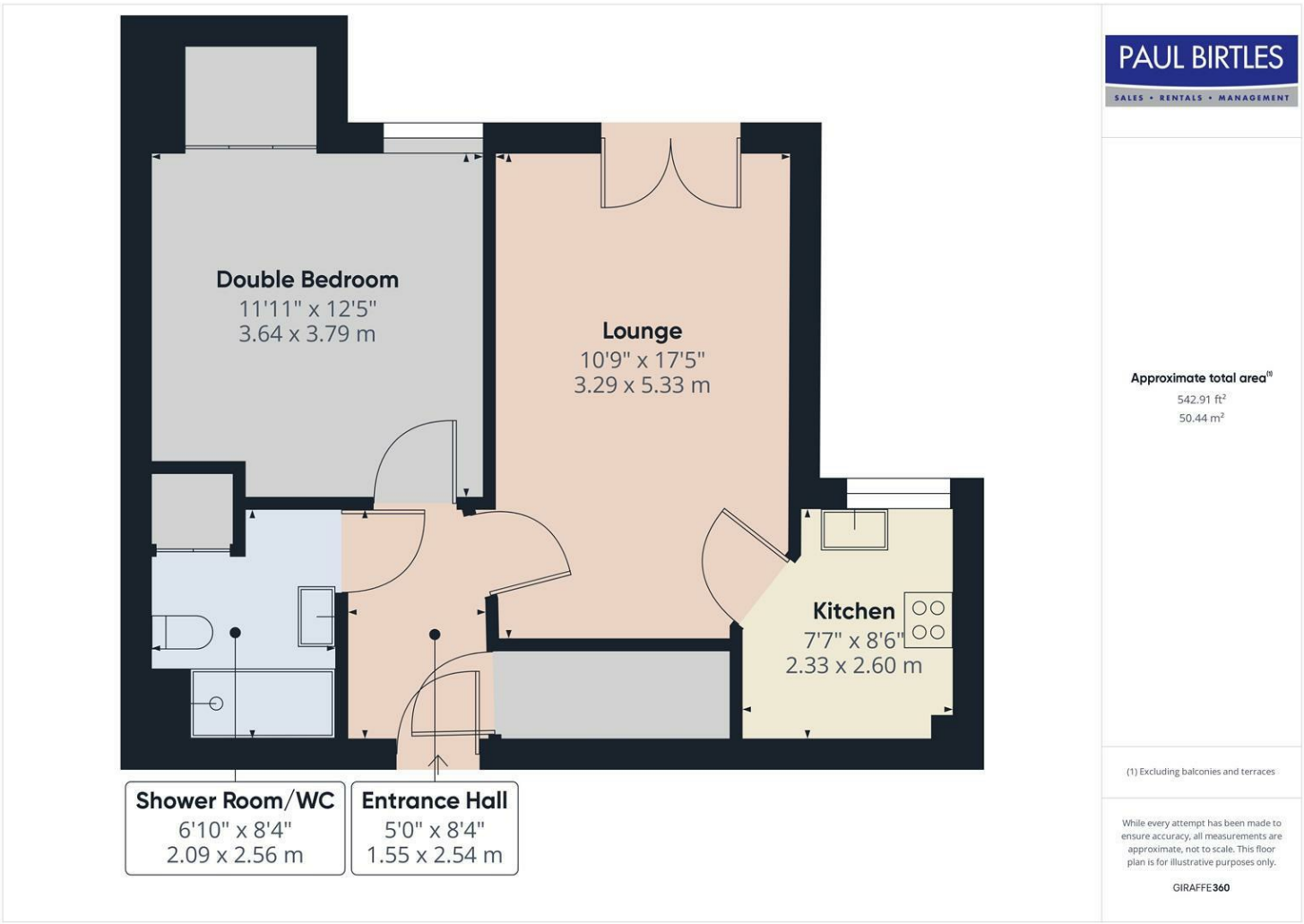


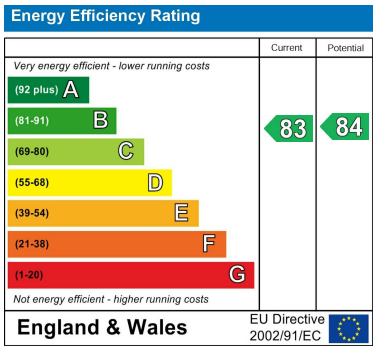


Additional Information
The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2010. A service charge is payable of £229.49 pcm inclusive of water rates. A ground rent is payable of £425 per annum. Ground Rent Review: 01/01/2025.

The service charge covers:

House Manager
• 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





Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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