



9 COTTERIL CLOSE, M23 9HY
£110,000



DESCRIPTION

A WELL-PROPORTIONED GROUND FLOOR RETIREMENT APARTMENT OCCUPYING A PARTICULARLY CONVENIENT AND PLEASANT POSITION WITHIN THIS POPULAR DEVELOPMENT.

The accommodation briefly comprises a secure communal entrance, private entrance hallway with useful storage, a spacious sitting room, fitted breakfast kitchen, two bedrooms and a shower room/WC. Externally, the development is set within well-maintained communal gardens with allocated residents' parking. Further features include a guest suite, warden call system and a separate communal laundry.

This superbly proportioned two-bedroom ground floor apartment enjoys an enviable position within the development, with easy access and views across the delightful communal gardens. The development itself is set within mature grounds, laid mainly to lawn with well-stocked borders, and benefits from private parking on site. A convenience store is located directly opposite, while a more comprehensive range of shops and amenities can be found in Timperley village, approximately one mile away.

The accommodation is accessed via a secure communal reception area with phone entry system. The apartment offers a private entrance hallway leading through to a generous living room overlooking the communal gardens, alongside a fitted breakfast kitchen. The principal bedroom benefits from fitted wardrobes, drawers and overhead cupboards, complemented by a second bedroom. Both are served by a well-appointed shower room/WC.

Service Charge £2288.82 Per Year. Zero Ground Rent. Leasehold 72 years remaining.

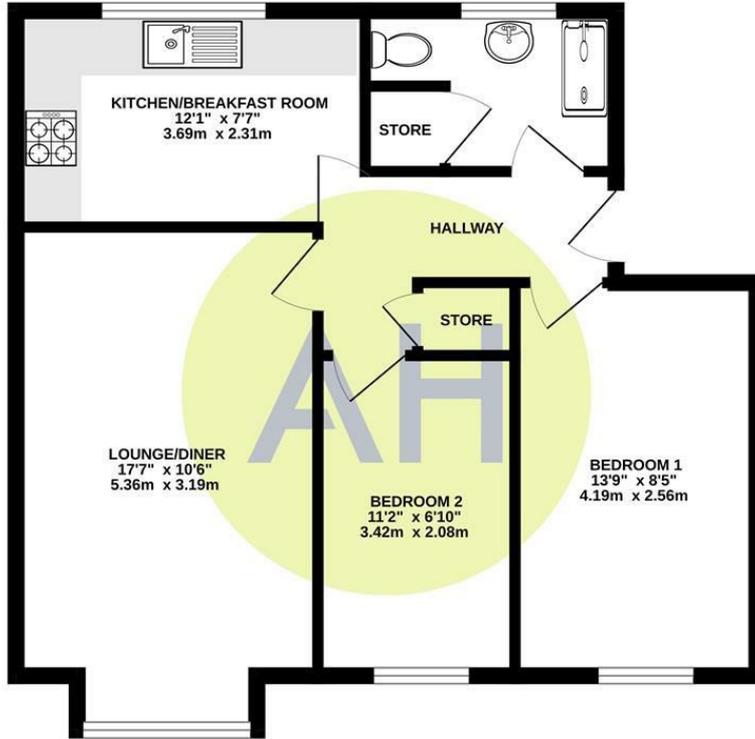
KEY FEATURES

- Spacious ground floor retirement apartment
- Fitted breakfast kitchen
- Shower room/WC
- Leasehold 72 years remaining
- Two bedrooms and hallway with storage
- Living room overlooking communal gardens
- Communal gardens with residents' parking
- No onward chain





GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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.
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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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