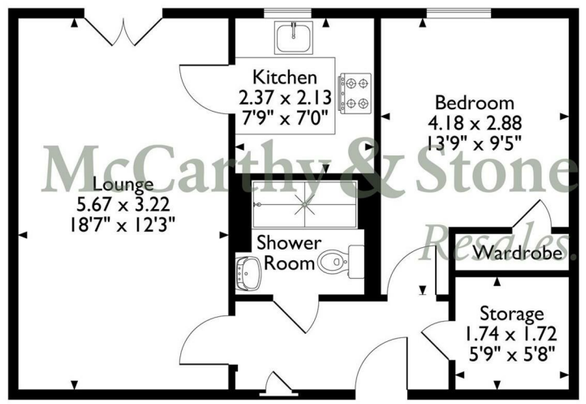
Excellent

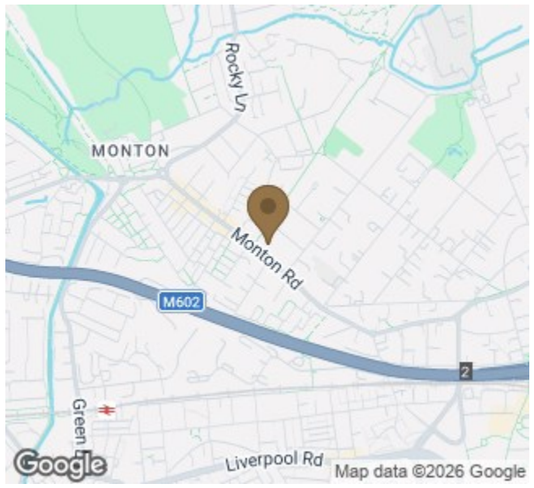
Trustpilot

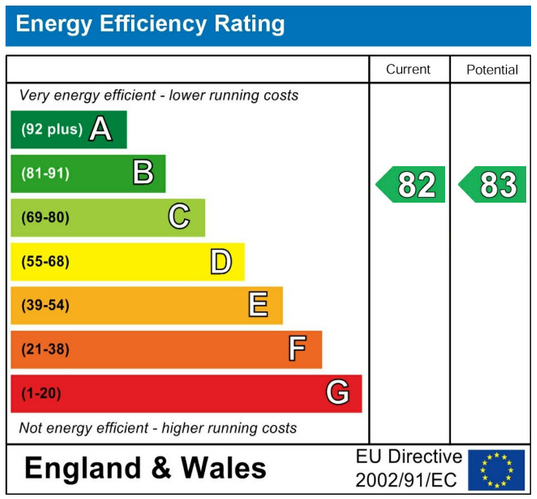
McCarthy & Stone
Resales.

Wendover Court, Apartment 23, 116-118, Monton Road, Manchester
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 Wendover Court

116-118 Monton Road, Manchester, M30 9HG

1 1 Council Tax Band: B

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

Asking price £175,000
Leasehold

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

Why you'll love living here:

- One bedroom apartment
- Juliet balcony with a south facing view
- Garden views
- House Manager on site
- 24 hour Careline
- Homeowners social lounge
- Guest suite for friends and family
- Part exchange scheme available
- Call McCarthy Stone Resales to view

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Wendover Court, Manchester

1 | 1 | Asking price £175,000

Summary

Wendover Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The dedicated House Manager is on site during working hours (8am -2pm) to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Apartment Overview

A well presented one bedroom apartment, ideally situated within the highly regarded Wendover Court retirement living development. The apartment offers bright and comfortable accommodation throughout, with the added benefit of a Juliet balcony, providing a wonderful outlook onto the communal garden. Wendover Court is a popular McCarthy Stone retirement living development, providing a welcoming environment and an excellent opportunity to enjoy comfortable, low maintenance living.

Local Area

Wendover Court is located in the bustling village of Monton, situated North West of Manchester 4 miles from the City Centre. Set on the Monton Road, Wendover Court is ideally located for shops which include a Tesco's Express, doctors, bank, pharmacist and Newsagent with Post Office. The centre of Manchester can be accessed by road, rail, tram and bus and has a wealth of shops and restaurants as well as many leisure times activities including a variety of museums, a library and several theatres. The Trafford Centre, Salford Quays and the Lowry theatre are within 15 minutes drive from Wendover Court.

Landscaped Gardens 1

Wendover 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

Social Lifestyle 5

Wendover Court is a very friendly, welcoming, and supportive community. You will be made to feel welcome as soon as you step through the door. There is an active social club open to all residents. The club arranges various social events through the year, and the club is always open to new ideas.

Service Charge

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,091.91 for financial year ending 30/9/2027.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from 2015
Ground rent £425 per annum
Ground rent review: Jan 2030

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy and Additional Information

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













