



## APARTMENT 45 MAYFAIR COURT 290 PARK ROAD | TIMPERLEY

£155,000

\*\*\*NO ONWARD CHAIN\*\*\* A larger than average second floor retirement apartment set within the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage cupboard, superb large L shaped open plan sitting/dining room with views of the village leading onto the fitted kitchen, double bedroom with fitted furniture and bathroom/WC. Superb communal gardens, off road parking and also communal living room. In an ideal location within walking distance of the village and all the local amenities. Viewing is highly recommended.



**POSTCODE: WA15 6UB**

## DESCRIPTION

This apartment forms part of a highly favoured development built by McCarthy & Stone in 1997 and is ideally situated within the heart of Timperley village. The market town of Altrincham with its more comprehensive range of shops and Metrolink railway service into Manchester is about 2 miles distant.

The communal reception area and residents lounge form the focal point of the community within Mayfair Court and provides access to delightful lawned gardens with mature tree screen.

The self contained and private accommodation is well appointed and larger than average throughout and benefits from electric storage heating, triple glazing and new carpets throughout.

There is a large open plan L shaped sitting/dining room with dual aspect windows with views of the village and leading onto the fitted kitchen. There is an excellent double bedroom with fitted furniture plus bathroom/WC. The accommodation is completed by a large storage cupboard within the entrance hall.

Throughout the apartment there are a series of emergency pull cords. There is also a guest suite available that can be booked by residents and a delightful communal lounge and various social events. A communal laundry is also available.

Viewing is highly recommended to appreciate the high standard and proportions of the accommodation on offer and also the position within the development.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

With residents lounge and access to the communal tree lined gardens and adjacent kitchen. Lift to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

**10'0" x 5'0" (3.05m x 1.52m)**

With large store cupboard. Electric heater. Phone entry system. Ceiling cornice.

#### OPEN PLAN L SHAPED SITTING/DINING ROOM

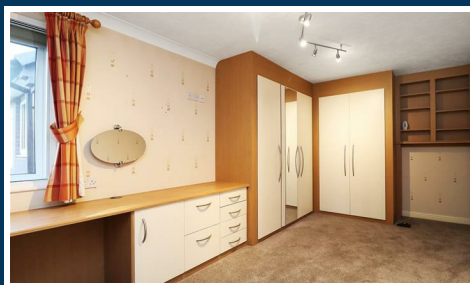
**19'11" x 14'10" (6.07m x 4.52m)**

With dual aspect PVCu triple glazed windows with views of the village. Focal point of an electric fireplace. Electric heater. Television aerial point. Telephone point. Glass panelled double doors to:

#### KITCHEN

**10'10" x 6'7" (3.30m x 2.01m)**

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring electric hob with extractor hood over, integrated fridge freezer all of which are by Bosch. PVCu triple glazed window to the side. Ceiling cornice.





## BEDROOM

17'4" x 9'1" (5.28m x 2.77m)

With fitted wardrobes and dressing table. Electric heater. PVCu triple glazed window to the side. Television aerial point.

## BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, WC and vanity wash basin. Chrome heated towel rail. Extractor fan. Tiled walls. Wall mounted heater. Fitted storage cupboard.

## OUTSIDE

Residents and visitors parking. Delightful communal tree lined gardens accessed via the residents lounge.

## SERVICES

Mains electricity, water and drainage are connected.

## COUNCIL TAX

Band "B"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 31/07/1996 and subject to a Ground Rent of £522.56 per annum. This should be verified by your Solicitor.

## POSSESSION

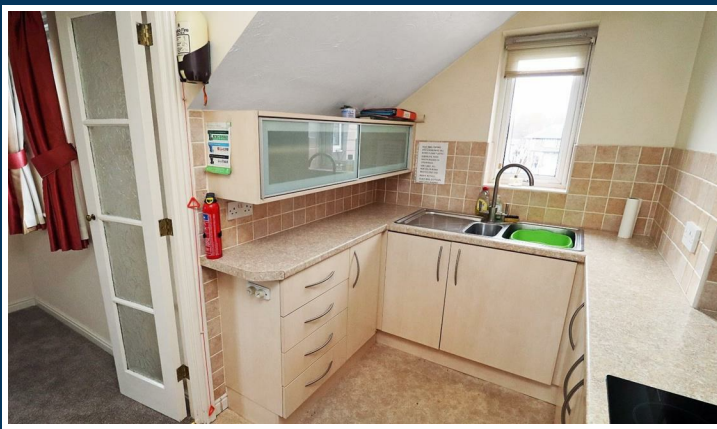
Vacant possession upon completion.

## SERVICE CHARGE

to be confirmed.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**SECOND FLOOR**  
APPROX. 53.5 SQ. METRES (575.5 SQ. FEET)



TOTAL AREA: APPROX. 53.5 SQ. METRES (575.5 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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