



## APARTMENT 35 MAYFAIR COURT | TIMPERLEY

£135,000

A superbly presented first floor retirement apartment in a fantastic location being yards from the centre of the village. The accommodation briefly comprises residents lounge, lift to all floors, entrance hall, double bedroom with fitted wardrobes, large lounge dining room, fitted kitchen and bathroom/WC. Separate laundry and guest suite available. Delightful communal gardens and residents parking. The apartment benefits from a southerly aspect.



POSTCODE: WA15 6UB

DESCRIPTION

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

Communal reception area and residents lounge form the focal point of the community within Mayfair Court and provides access onto the delightful lawned gardens with mature tree screen. The self contained and private accommodation is well appointed and presented and benefits from electric central heating and double glazing throughout. There is a large lounge dining area which leads onto the fitted kitchen and the accommodation is completed by the large double bedroom with fitted wardrobe and shower room/WC. Throughout the apartment is a series of pull cords to contact the house Manager at any time required. There is also a guest suite available which can be booked by residents. A communal laundry room is available for residents use.

The property benefits from a southerly aspect as previously mentioned and needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL & RECEPTION AREA

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

FIRST FLOOR

PRIVATE ENTRANCE HALL

Large storage cupboard. Ceiling cornice. Phone entry system.

LIVING / DINING ROOM

14'10" x 10'3" (4.52 x 3.12)

KITCHEN

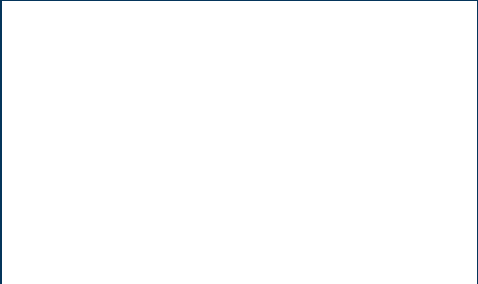
10'2" x 6'1" (3.10 x 1.85)

Fitted with a range of wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Space for fridge freezer. PVCu double glazed window to the side. Tiled splashback. Wall mounted heater.

BEDROOM

11'7" x 8'10" (3.53 x 2.69)

With mirror fronted wardrobes. PVCu double glazed window to the rear. Electric heater. Ceiling cornice.



**BATHROOM**

7'0" x 5'6" (2.13 x 1.68)

With panelled bath with electric shower over, WC and vanity wash basin. Heated towel rail. Wall mounted heater. Extractor fan. Tiled walls.

**OUTSIDE**

Residents and visitors parking. Delightful communal tree lined grounds.

**SERVICES**

Mains electric, water and drainage are connected.

**POSSESSION**

Vacant possession upon completion.

**COUNCIL TAX**

Band "B"

**TENURE**

We are informed the property is held on a leasehold basis for the residue of a 125 year term commencing 31st July 1996. Full details will be provided by our clients Solicitor.

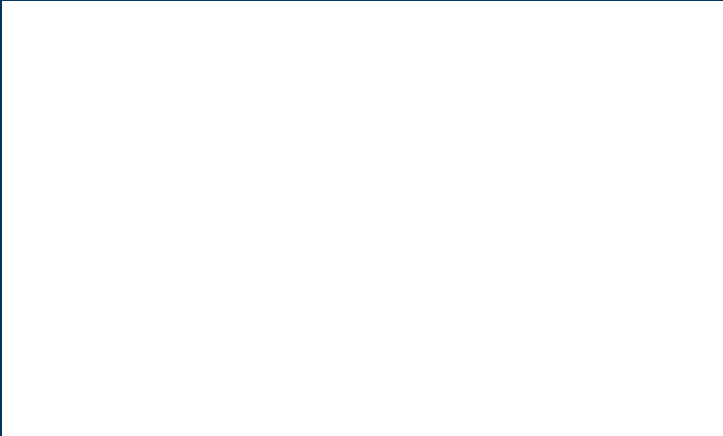
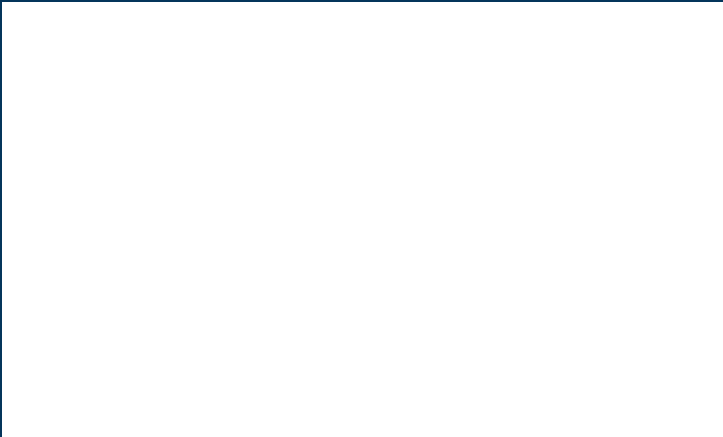
**SERVICE CHARGE**

To be confirmed.

**NOTE**

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

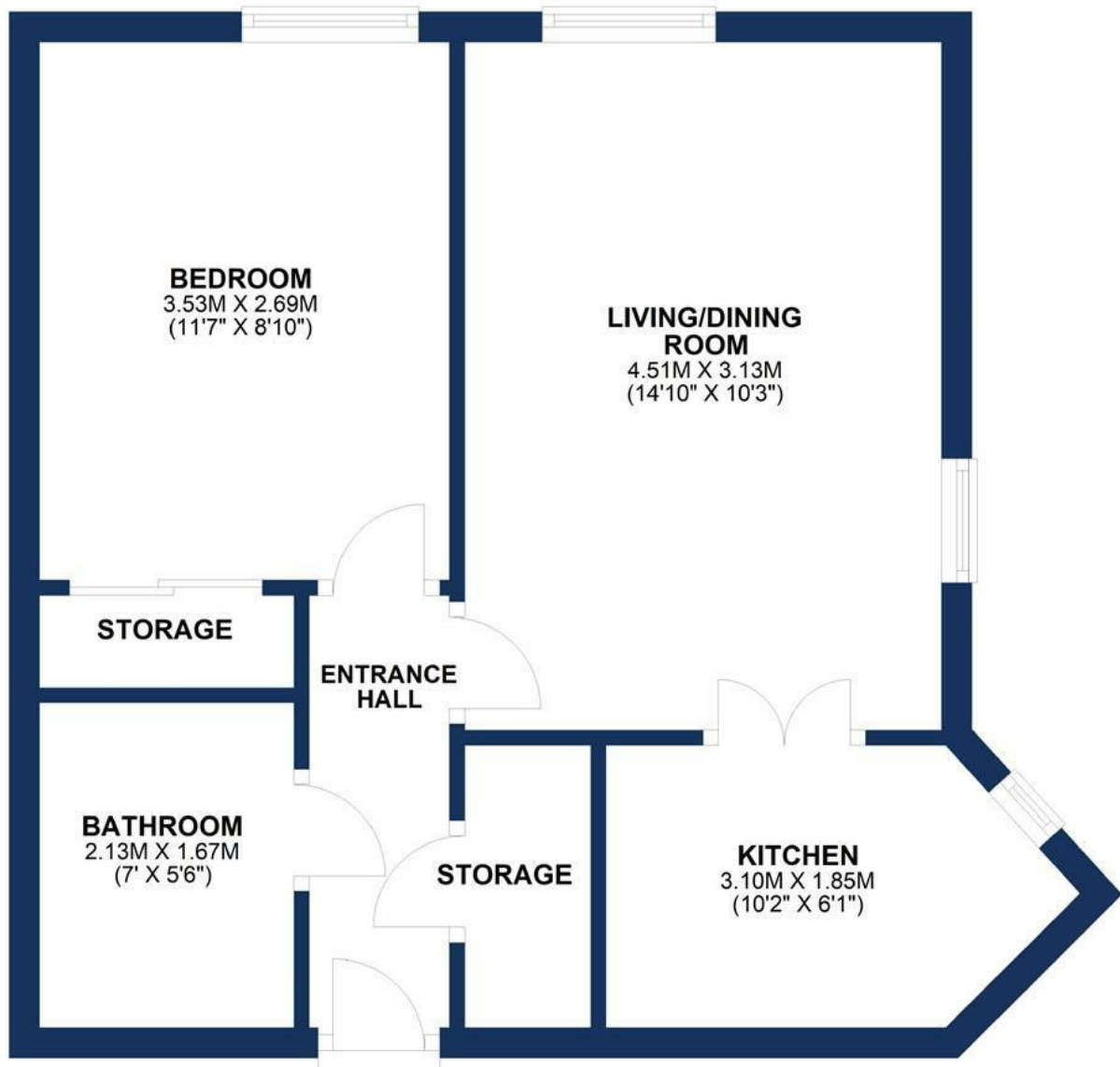
Age restrictions to residents over 60 years of age (or 55 if partner is over 60).



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## FIRST FLOOR

APPROX. 39.2 SQ. METRES (421.5 SQ. FEET)



TOTAL AREA: APPROX. 39.2 SQ. METRES (421.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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