



APARTMENT 25 HOWARD COURT BEDFORD DRIVE | TIMPERLEY

£189,950

NO ONWARD CHAIN A superbly proportioned first floor 2 bedroom retirement apartment in this ever popular development set within the heart of Timperley village. The accommodation briefly comprises communal entrance hall with residents lounge and kitchen adjacent. Lift and stairs to all floors. Private entrance hall with large storage cupboard, open plan living/dining room with Juliette balcony and fitted kitchen off, two excellent double bedrooms and shower room/WC. Viewing is highly recommended.

POSTCODE: WA15 7UU

DESCRIPTION

A superb first floor apartment forming part of a highly favoured development by McCarthy & Stone which is ideally located within the heart of Timperley village. The market town of Altrincham with its more comprehensive range of shops and Metrolink rail service into Manchester is about 2 miles distant. The communal reception area and residents lounge form the focal point of the community within Howard Court.

This self contained private accommodation is well appointed with the added benefit of electric central heating and double glazing. Within the apartment is a series of pull cords to contact the House Manager at any time if required. There is also a guest suite for the benefit of occupiers and this can be booked in advance at a reasonable cost. There is also a residents utility/laundry and parking.

The accommodation within the apartment is superbly proportioned throughout and features a large open plan lounge dining room with juliette balcony and with double doors leading onto the fitted kitchen. There are two excellent double bedrooms one of which has a fitted wardrobe. The accommodation is completed by a large storage cupboard within the hallway and a shower room/WC.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With attractively furnished residents lounge and kitchen. In this area there is also the House Managers office and there is a laundry and guest suite.

Lift and staircase to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

With hardwood front door. Large fitted storage cupboard. Ceiling cornice. Electric heater.

SITTING/DINING ROOM

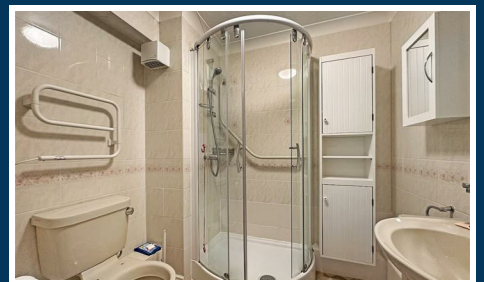
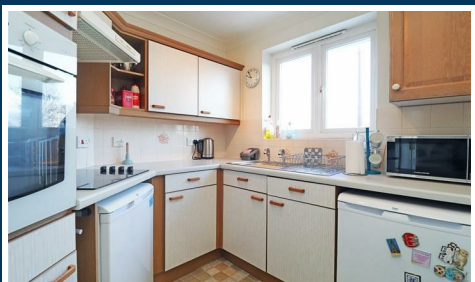
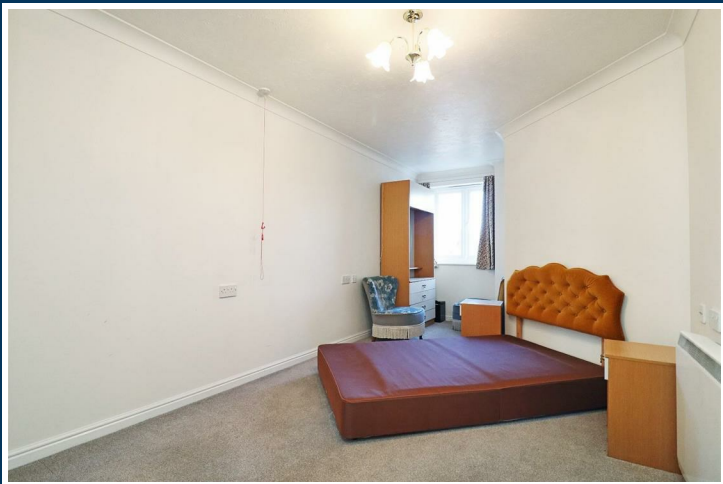
23'6" x 10'9" (7.16m x 3.28m)

With PVCu double glazed double doors leading to a juliette balcony. Electric fireplace. PVCu double glazed window to the side. Television aerial point. Telephone point. Ceiling cornice. Two electric heaters. Ample space for living and dining suites. Double glass panelled doors to:

KITCHEN

8'9" x 7'9" (2.67m x 2.36m)

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



BEDROOM 1

19'9" x 9'3" (6.02m x 2.82m)

With PVCu double glazed window to the rear. Mirror fronted fitted wardrobes. Electric heater. Ceiling cornice. Television aerial point. Telephone point.

BEDROOM 2

14'1" x 9'2" (4.29m x 2.79m)

With PVCu double glazed windows to the side and rear. Electric heater. Telephone point. Ceiling cornice.

BATHROOM

6'11" x 5'9" (2.11m x 1.75m)

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Wall mounted heater. Heated towel rail. Extractor fan. Tiled walls. Ceiling cornice.

OUTSIDE

Communal gardens and residents parking.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 01/02/2001 and subject to a Ground Rent of approximately £900.00 per annum paid half yearly. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the service charge is currently £4969.00 per annum paid half yearly and includes heating, lighting, cleaning of common parts and buildings insurance. Full details will be provided by our clients Solicitor.

NOTE

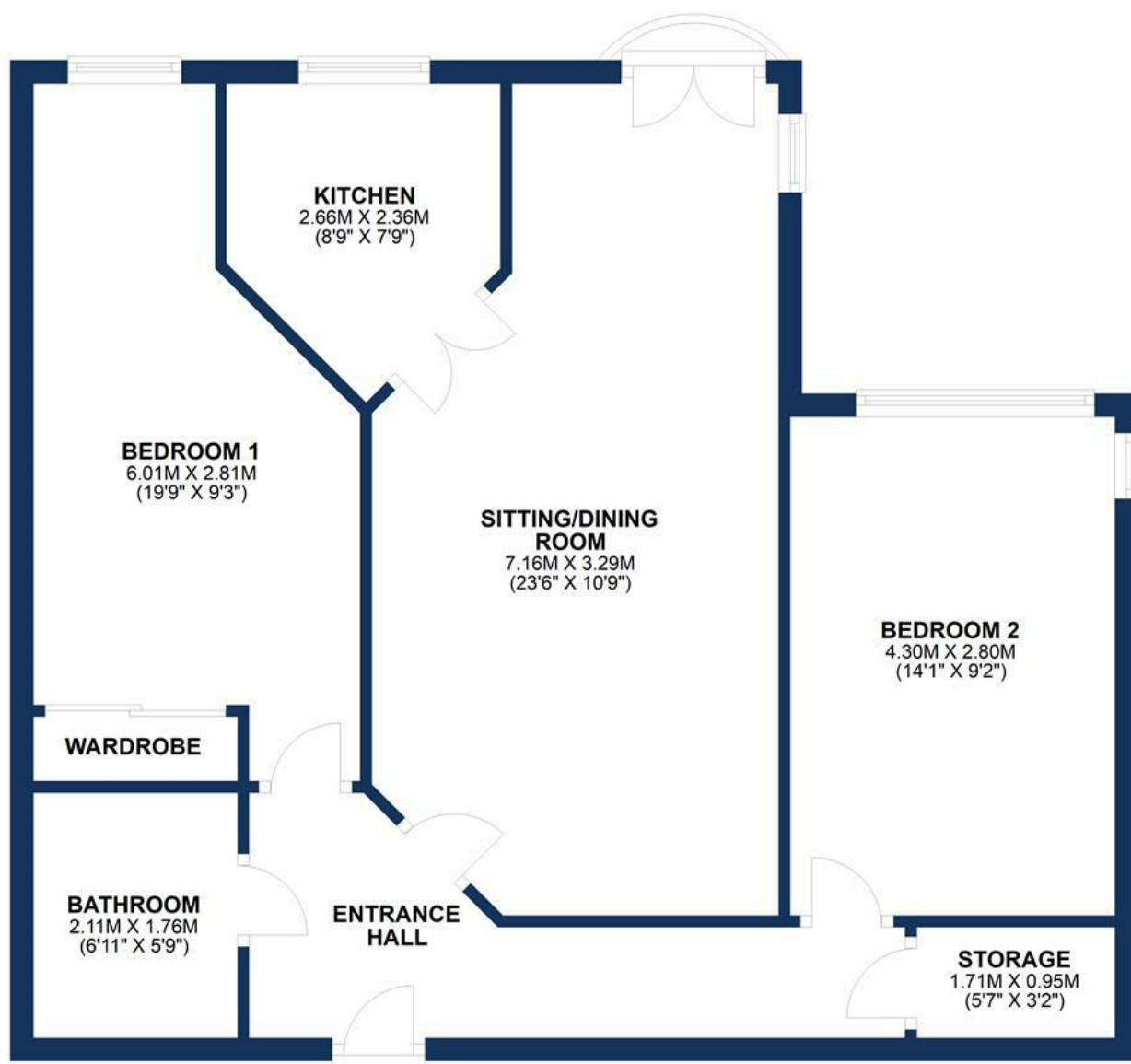
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

FIRST FLOOR

APPROX. 68.4 SQ. METRES (736.5 SQ. FEET)



TOTAL AREA: APPROX. 68.4 SQ. METRES (736.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM