



## 40 HOWARD COURT BEDFORD DRIVE | TIMPERLEY

£155,000

\*\*\*NO ONWARD CHAIN\*\*\* A well proportioned one bedroomed retirement apartment in the heart of Timperley village. The accommodation briefly comprises communal entrance hall with communal living area and adjacent kitchen. Lift and stairs to all floors. Private entrance hall, open plan lounge dining room with doors to the fitted kitchen, bedroom and shower room/WC. Electric central heating, Double glazing. Communal grounds and residents parking.

**POSTCODE: WA15 7UU**

## DESCRIPTION

This second floor retirement apartment forms part of a highly favoured development by McCarthy & Stone and is ideally located within the heart of Timperley village centre. The market town of Altrincham with its more comprehensive range of shops and Metrolink railway service into Manchester is about 2 miles distant and with a further Metrolink station along Park Road in Timperley.

The secure communal reception area and residents lounge form the focal point of the community within Howard Court. The self contained and private accommodation is well appointed with electric central heating and double glazing and has been modernised in recent years. Within the apartment there is also 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.

This apartment is beautifully presented throughout and the private entrance hall provides a large storage cupboard and there is an impressive open plan living dining room with double glass panelled doors leading onto the kitchen fitted with a modern range of white high gloss units. The double bedroom benefits from fitted wardrobes and the bathroom/WC has been reappointed with a modern suite incorporating a tiled shower cubicle.

A superb apartment and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

With attractive communal residents lounge and kitchen and the House Managers office, laundry and guest suite.

An inner hall leads to lift and staircase to upper floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Large storage cupboard. Phone entry system. Ceiling cornice.

#### OPEN PLAN SITTING/DINING ROOM

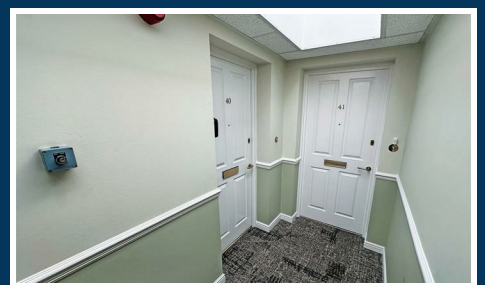
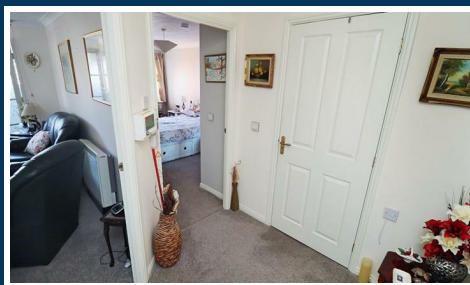
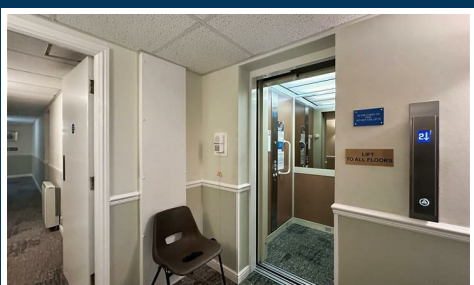
**24'4 x 10'7 (7.42m x 3.23m)**

With ample space for living and dining suites. Electric fireplace. PVCu double glazed window to the rear. Ceiling cornice. Television aerial point. Telephone point. Two electric heaters. Double glass panelled doors to:

#### KITCHEN

**8'2 x 7'5 (2.49m x 2.26m)**

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



## BEDROOM

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

## BATHROOM

15'7 x 9'3 (4.75m x 2.82m)

Fitted with a modern white suite with chrome fittings comprising tiled shower cubicle. Vanity wash basin and WC. Tiled walls. Recessed low voltage lighting. Chrome heated towel rail. Extractor hood. Wall mounted heater.

## OUTSIDE

Residents and visitors parking and lawned communal gardens.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

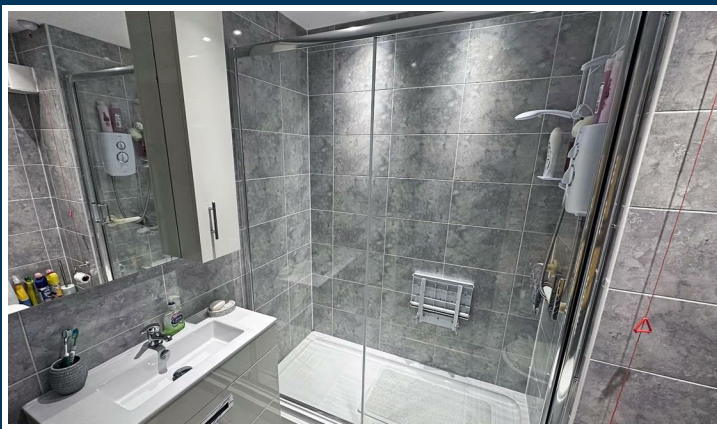
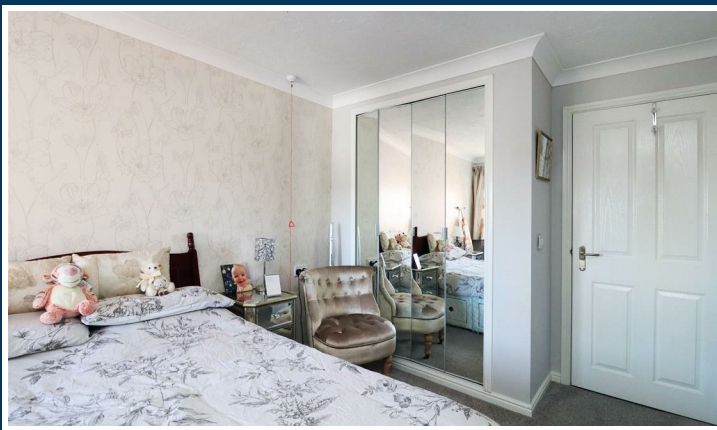
We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 01/02/2001 and subject to a Ground Rent of £384.59 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is currently £3312.68 per annum and paid half yearly. This includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, water rates etc. Full details will be provided by our clients Solicitor.

## NOTE

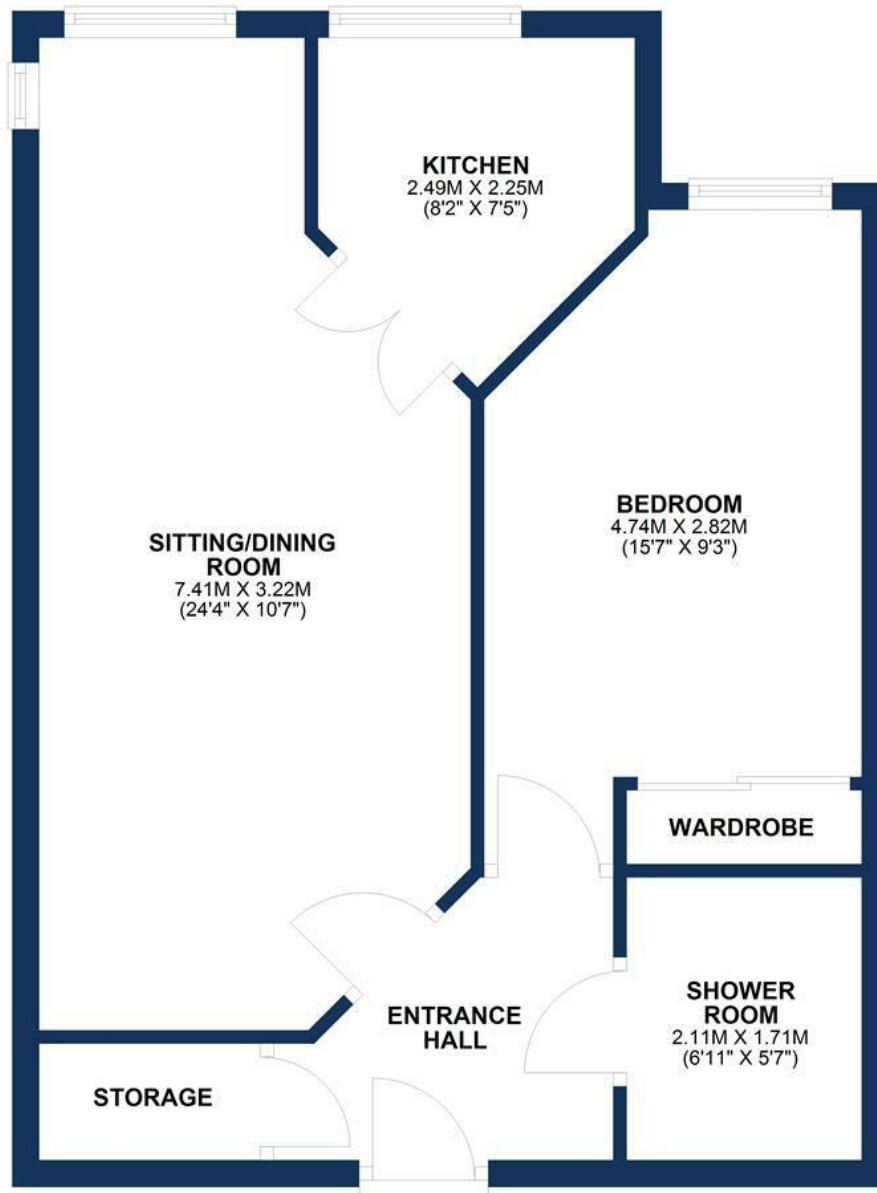
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## SECOND FLOOR

APPROX. 49.2 SQ. METRES (529.9 SQ. FEET)



TOTAL AREA: APPROX. 49.2 SQ. METRES (529.9 SQ. FEET)

Floorplan for illustrative purposes only



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