



9, MAYFAIR COURT PARK ROAD | TIMPERLEY

£155,000

NO ONWARD CHAIN a beautifully presented and superbly proportioned ground floor retirement apartment within the heart of Timperley village. The accommodation has been improved in recent years and briefly comprises secure communal entrance hall, private entrance hall with storage, large open plan sitting/dining room with door onto the communal gardens, modern fitted kitchen with a range of integrated appliances, bedroom with fitted wardrobes and contemporary shower room/WC. Mayfair Court benefits from superb communal gardens and is in an ideal position within walking distance of the village and all the local amenities. Viewing is essential to appreciate the standard of the accommodation on offer.

POSTCODE: WA15 6UB

DESCRIPTION

This superbly proportioned apartment forms part of a highly favoured development built by McCarthy & Stone in 1996 and is ideally situated in the heart of Timperley village centre. The market town of Altrincham with the 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 the lawned gardens with mature trees which can also be accessed via the apartment. The self contained and private accommodation has been improved in recent years and is well proportioned throughout. There is a large open plan sitting/dining area which leads onto the adjacent newly installed fitted kitchen with a range of integrated appliances and there is also a door from the dining area onto the communal gardens. There is an excellent double bedroom with fitted wardrobe plus contemporary shower room/WC. The accommodation is completed by a large storage cupboard within the private entrance hall.

Ideally positioned on the ground floor and as previously mentioned there is access onto the communal gardens which benefit from a southerly aspect to enjoy the sun all day.

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

Viewing is essential to appreciate the standard of the accommodation on offer and the position within the development.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL AND RECEPTION AREA

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

PRIVATE ENTRANCE HALL

Large storage cupboard. Ceiling cornice. Intercom/door entry system.

SITTING/DINING ROOM

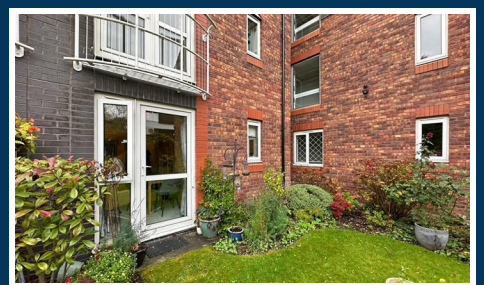
23'5" x 10'11" (7.14m x 3.33m)

With a focal point of an electric fireplace with marble effect insert and hearth. Ceiling cornice. Television aerial point. Telephone point. Electric radiator. PVCu double glazed door provides access onto the south facing communal gardens. Ample space for living and dining suites. Double glass panelled doors to:

KITCHEN

8'8" x 7'7" (2.64m x 2.31m)

Recently fitted with a contemporary kitchen with work surface incorporating a stainless steel sink unit. Integrated oven/grill plus microwave and 4 ring induction hob with stainless steel extractor fan over. Integrated fridge freezer and dishwasher. Tiled splashback. Electric heater. PVCu double glazed window overlooking the communal gardens. Ceiling cornice.



BEDROOM

15'10" x 9'2" (4.83m x 2.79m)

With mirror fronted fitted wardrobes. PVCu double glazed window to the rear overlooking the gardens. Television aerial point. Telephone point. Ceiling cornice.

SHOWER ROOM

Fitted with a contemporary suite comprising shower enclosure, vanity wash basin and WC. Recessed low voltage lighting. Heated towel rail. Extractor fan.

OUTSIDE

Residents and visitors parking. Delightful tree lined gardens which can be accessed via the sitting/dining room and also the residents lounge.

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 125 year term commencing 31/07/1996 and subject to a Ground Rent of £522.57 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

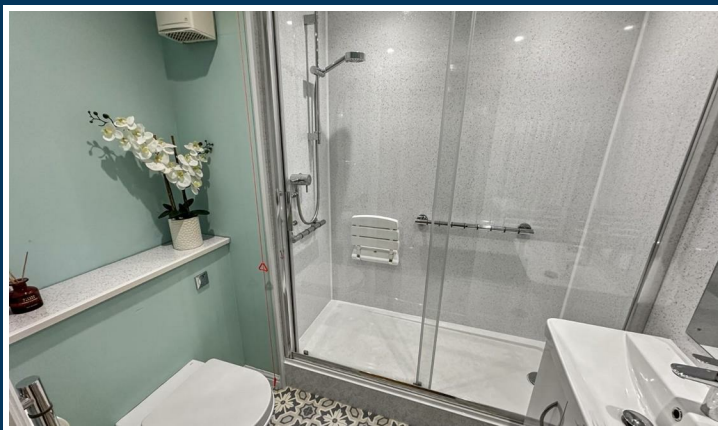
The service charge is approximately £2,508.00 pa. Full details will be provided by our clients Solicitor.

NOTE

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

AGE RESTRICTION

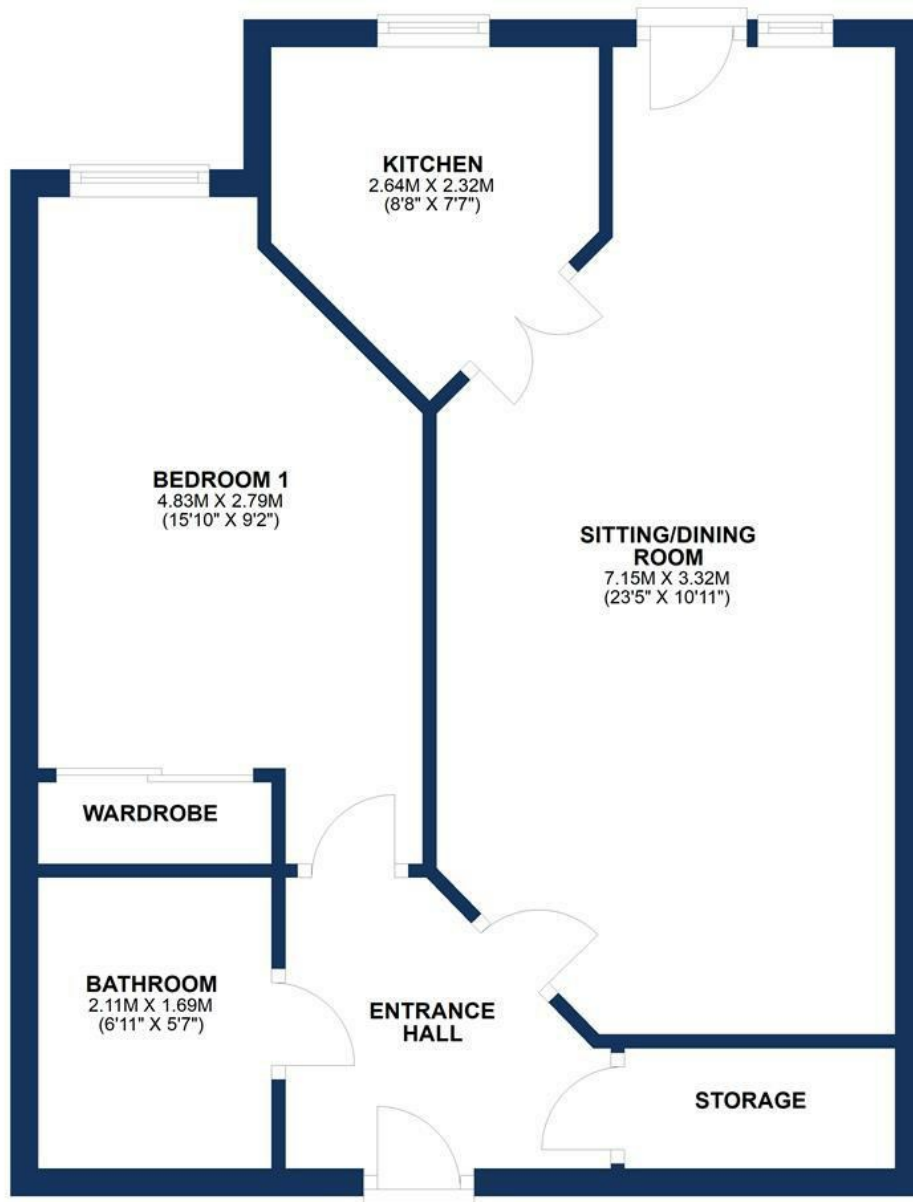
For residents over 60 years of age (or 55 if partner is over 60).



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GROUND FLOOR

APPROX. 48.6 SQ. METRES (522.6 SQ. FEET)



TOTAL AREA: APPROX. 48.6 SQ. METRES (522.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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