



17 HATTONFOLD 203 BROOKLANDS ROAD | SALE

OFFERS IN THE REGION OF £100,000

*****NO ONWARD CHAIN***** A self contained first floor retirement apartment ideally situated within the development with views over the tree line grounds. The accommodation briefly comprises secure communal entrance hall, communal living area, private entrance hall, superb open plan sitting/dining room opening onto the fitted kitchen, double bedroom and shower room/WC.

POSTCODE: M33 3PJ

DESCRIPTION

Built to a traditional design the development stands in tree lined grounds and is well placed for all facilities including local shops towards the top of Brooklands Road and on Maple Road and with the Metrolink station providing a service into Manchester and beyond.

The apartment is positioned at first floor level and to the rear of the building so overlooking the delightful communal gardens. The accommodation is approached via a large communal living area to the ground floor, separate laundry service and guest suite available with prior booking. Within the apartment itself the private entrance hall has a large fitted storage cupboard and there is a superb open plan sitting/dining room opening onto the fitted kitchen and overlooking the communal gardens at the rear. The accommodation is completed by the double bedroom with ample fitted wardrobe space and serviced by the contemporary shower room/WC. Externally there is parking for residents (available at £315.00 pa) and visitors and communal treelined grounds with seating area.

A superb apartment and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system. Communal lounge.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Mirror fronted cloaks area. Phone entry system. Ceiling cornice.

SITTING/DINING ROOM

17'6 x 10'3 (5.33m x 3.12m)

With a focal point of an electric fireplace. PVCu double glazed window overlooking the delightful communal gardens at the rear. Ceiling cornice. Television aerial point. Telephone point. Electric heater. Sliding doors to:

KITCHEN

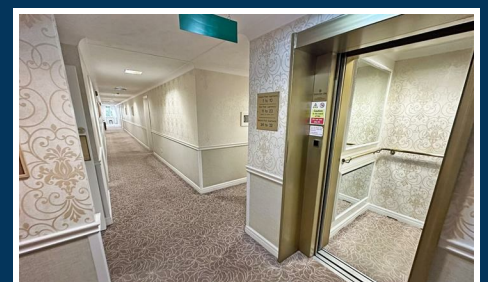
7'0 x 6'11 (2.13m x 2.11m)

With fitted wall and base units with contrasting work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill, fridge and freezer.

BEDROOM

14'3 x 8'10 (4.34m x 2.69m)

With fitted wardrobes and overhead cupboards. Ceiling cornice. Television aerial point. PVCu double glazed window to the rear overlooking the garden.



BATHROOM

6'11 x 6'7 (2.11m x 2.01m)

Fitted with a modern white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Tiled walls and floor. Extractor fan. Ceiling cornice. Wall mounted heater.

OUTSIDE

Residents and visitors parking available. Attractive communal tree lined grounds.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

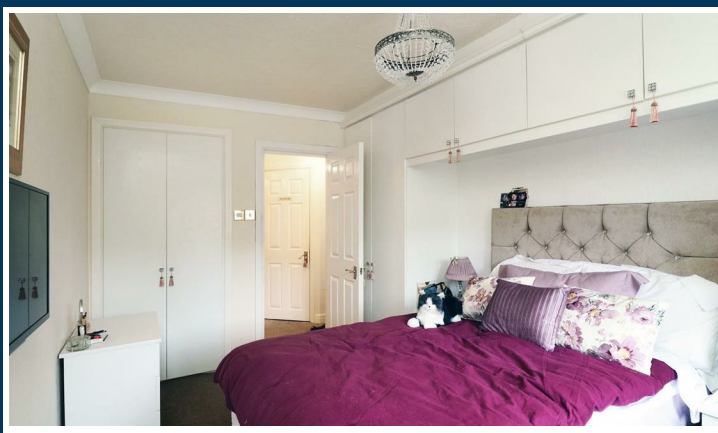
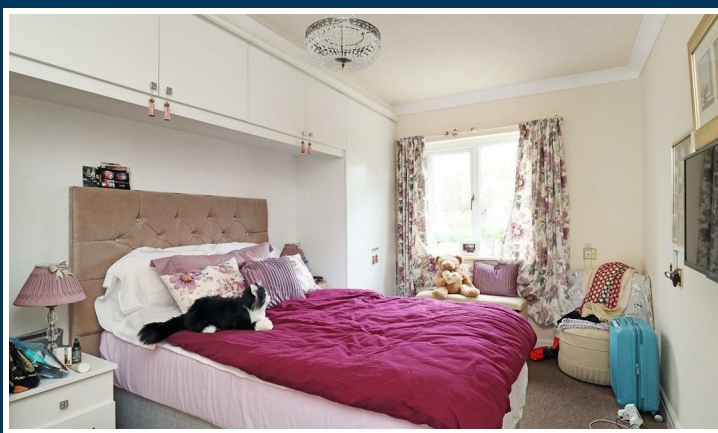
We are informed the property is held on a Leasehold basis for the residue of the residue of a 125 year term commencing 01/01/1985 and subject to a Ground Rent of £70.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

Currently £187.50 per month covering heating, lighting and cleaning of common parts and maintenance of the grounds. Full details will be provided by our clients Solicitor.

NOTE:

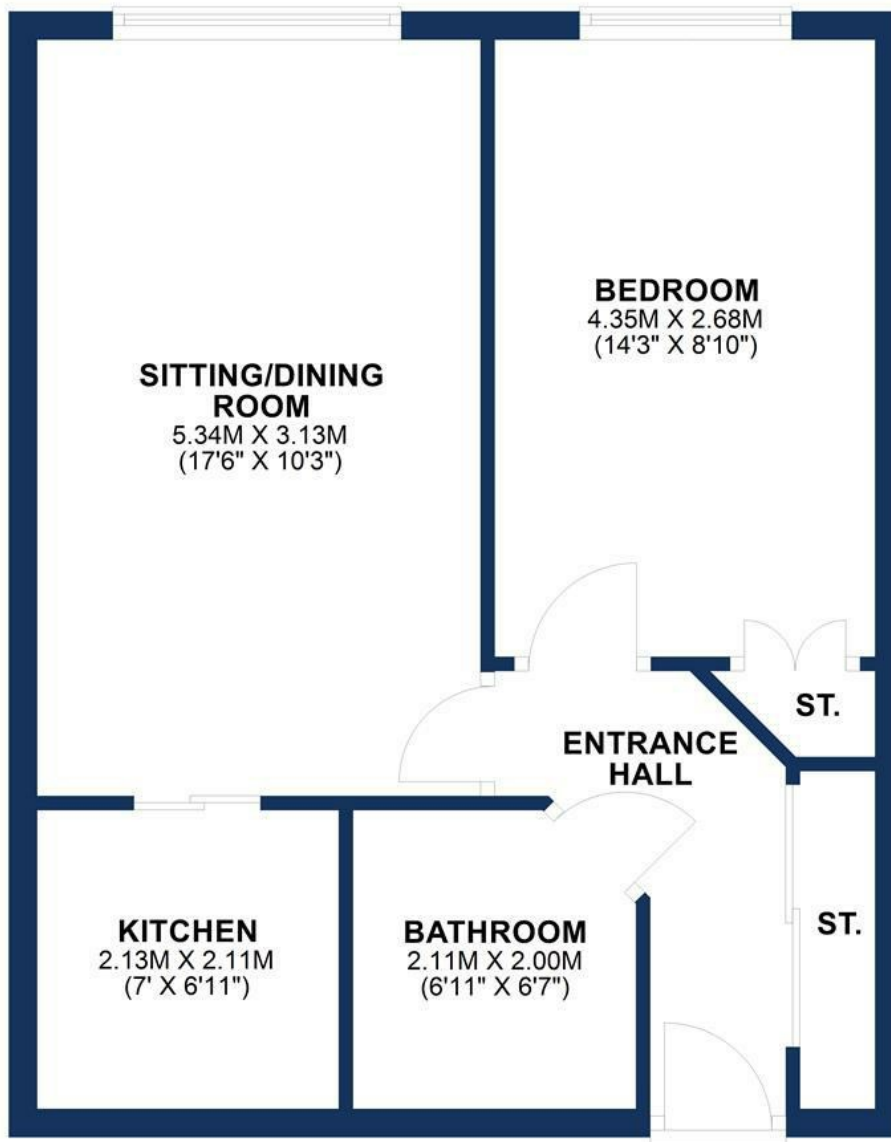
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 44.6 SQ. METRES (480.0 SQ. FEET)



TOTAL AREA: APPROX. 44.6 SQ. METRES (480.0 SQ. FEET)

Floorplan for illustrative purposes only



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