

APT 38 SPEAKMAN COURT, 3 HAZEL ROAD, ALTRINCHAM



£145,000



A Self Contained Second Floor Retirement Apartment Within This Ever Popular Development

A well presented contemporary second floor retirement apartment within this highly popular development and positioned within close proximity to Altrincham town centre. The accommodation briefly comprises private entrance hall, sitting/dining room with double opening French windows and glass balustrade Juliette balcony, contemporary fitted kitchen with integrated appliances, spacious double bedroom with built in wardrobes and a fully tiled shower room/WC. The property also benefits from double glazing and all the facilities of a McCarthy & Stone development.

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DIRECTIONS

POSTCODE: WA14 1BP

Travelling from our Hale office proceed over the level crossing to the traffic lights. Turn right, proceed over the mini roundabout and through Altrincham town centre. Pass the station on the right and at the traffic lights continue straight on into Barrington Road. Turn first right into Hazel Road and the development can be found after a short distance on the left hand side.

DESCRIPTION

Completed in 2010 this self contained retirement apartment forms part of a McCarthy & Stone development built in a contemporary style and located within close proximity to Altrincham town centre. The property occupies an excellent position within the development with far reaching views toward the West Pennines.

Features of the development include a House Manager, comprehensive security system and 24 hour Careline facility. There is a guest suite for visitors which can be reserved at a relatively modest cost and a well appointed residents lounge with French windows to a southerly facing paved terrace and lawned gardens beyond.

The accommodation is tastefully presented and well appointed with a generous private reception area leading onto the superb sitting/dining room with the focal point of a period style surround and contemporary fire and double opening French windows to the glass balustrade Juliette balcony. An adjacent fitted kitchen with a range of integrated appliances also benefits from views toward an attractive open aspect.

A fully tiled shower room/WC compliments the excellent standard of accommodation and a spacious double bedroom features mirror fronted built in wardrobes.

Electric heating has been installed together with double glazing.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Leading to the residents lounge and providing access to each of the apartments. Entry phone system. Lift and staircase to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Approached through a hardwood front door a generous reception area with a substantial storage cupboard to one side. Glazed/panelled door to:

SITTING / DINING ROOM 22'5 x 10'5 (6.83m x 3.18m)

With the focal point of a period style fireplace surround with marble hearth and contemporary stainless steel electric fire. Double opening French windows to the glass balustrade Juliette balcony. TV/SAT 1 & 2/Radio/Telephone point. Radiator. Glass/panelled door to:



KITCHEN

8'6 x 7'8 (2.59m x 2.34m)

Fitted with a contemporary range of beech effect matching wall and base units beneath heat resistant work surfaces and stainless steel drainer sink with tiled splashback. Integrated appliances include an electric oven/grill, four ring ceramic hob, fridge and freezer. Tiled floor. Extractor.

BEDROOM

15'4 x 9'10 (4.67m x 3.00m)

With mirror fronted built in double wardrobes containing hanging rails and shelving. Television point. Telephone point. Radiator.

SHOWER ROOM / WC

6'11 x 5'7 (2.11m x 1.70m)

Fully tiled with a white/chrome suite comprising low level WC and semi recessed vanity wash basin with storage beneath. Wide walk in/ sit in shower enclosure with thermostatic shower. Extractor. Wall mounted convector heater. Chrome heated towel rail.

OUTSIDE

Residents and visitors parking area.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

SERVICE CHARGE

We understand the service charge is approximately £132.00 per calendar month. This includes the remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening and repairs etc. Full details will be provided by our clients Solicitor.

TENURE

We are informed the property is Leasehold with a ground rent of £425 per annum for 13 years. This should be verified by your Solicitor.

COUNCIL TAX

Band "C"

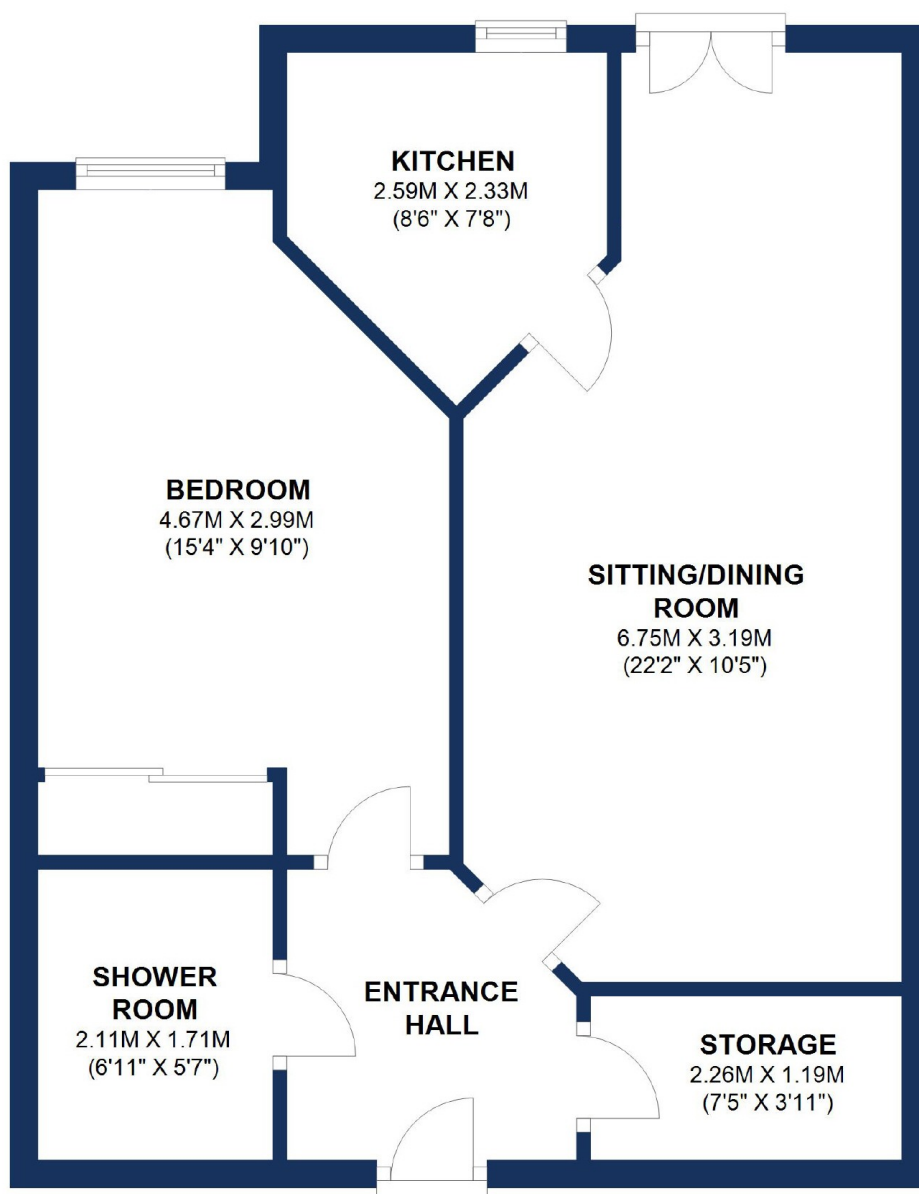
EPC

Available upon request.

NOTE

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





TOTAL AREA: APPROX. 49.1 SQ. METRES (528.1 SQ. FEET)

Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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