

# PRICE REDUCTION



McCarthy & Stone  
RESALES



33 Wendover Court 116-118 Monton Road, Manchester, M30 9HG  
Asking price £210,000 LEASEHOLD

For further details  
please call 0345 556 4104



# 33 Wendover Court 116-118 Monton Road, Manchester, M30 9HG

A well presented TWO BEDROOM APARTMENT on the second floor of a desirable MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. \*\*no onward chain\*\* Local amenities on your doorstep, convenient transport links to Manchester and beyond.

## Summary

Wendover Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The dedicated House Manager is on site during working hours (9am-3pm) to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Local Area

Wendover Court is located in the bustling village of Monton, situated North West of Manchester 4 miles from the City Centre. Set on the Monton Road, Wendover Court is ideally located for shops which include a Tesco's Express, florist, bank, pharmacist and Newsagent with Post Office. The centre of Manchester can be accessed by road, rail, tram and bus and has a wealth of shops and

restaurants as well as many leisure times activities including a variety of museums, a library and several theatres. Salford Quays and the Lowry theatre are within 15 minutes drive from Wendover Court.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## Lounge

This spacious lounge benefits from a Juliette balcony with side aspect and has ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## Kitchen

Well equipped modern kitchen with tiled walls, cream ceramic flooring and a range of low and eye level units and drawers with black worktop and chrome handles. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above to the side of the development. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## Bedroom One

This master bedroom has the benefit of a full length window towards the side of the development. TV and telephone points, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with rails and shelving.

## Bedroom Two

Double second bedroom which could be used as a living room. Fitted carpets, raised electric power sockets.

## Bathroom

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Extractor fan and wall mounted fan heater. Central light fitting and red cord pull.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking Permit Scheme-subject to availability

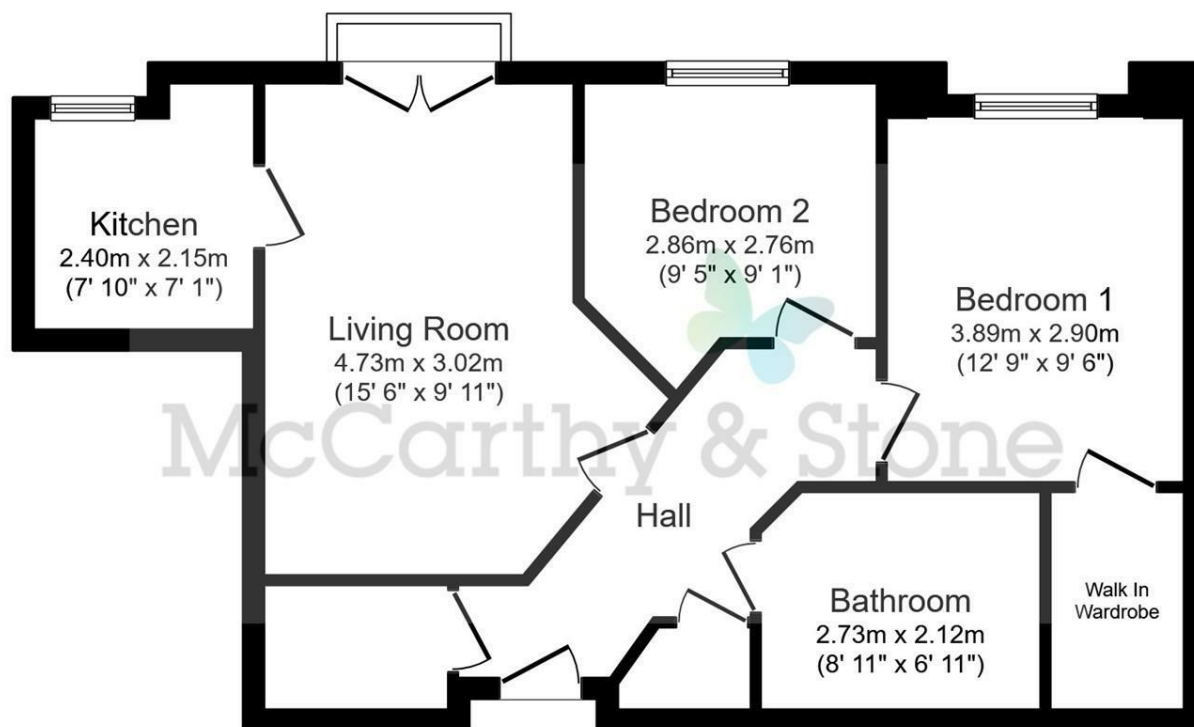
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.











**Second Floor**

Total floor area 59.0 sq. m. (635 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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