



McCarthy & Stone

RESALES



44 Cosgrove Hall Court Albany Road, Manchester, M21 0BA  
Asking price £189,950 Leasehold

For further details  
please call 0345 556 4104

# 44 Cosgrove Hall Court Albany Road, Manchester, M21 0BA

**\*\*VIDEO TOUR AVAILABLE \*\***A DELIGHTFUL ONE BEDROOM APARTMENT with EXTRA RECEPTION ROOM and JULIET BALCONY located on the third floor of a POPULAR McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Close to vibrant CHORLTON local SHOPS and AMENITIES.

## Summary

Cosgrove Hall Court was purpose built by McCarthy & Stone for independent retirement living and consists of 47 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge, wonderful roof terrace and gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Cosgrove Hall Court has a House Manager who is on hand during select hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment.

## Local Area

Cosgrove Hall Court is built on the site of the former studios of Cosgrove Hall Films who made the classic children's programs Danger Mouse & The Wheelies amongst many other popular cartoons. The town also boasts nature walks along the River Mersey and around Chorlton Water Park which provides a scenic escape from the hustle and bustle of suburban life. The development is close to the centre of the village which offers a variety of unique boutiques and well known supermarkets, together with alfresco dining at many of its relaxed cafe bars and restaurants. For shopping close to the development, the Unicorn cooperative grocery is located at the north end of Albany Road and just across the road on Manchester Road you will find artisan bakers, cafes, bars grocers and flower shops. Manchester City Centre is less than 4 miles away and is connected by a tram line with a station on Wilbraham Road. Regular bus services also provide links to local and regional locations.

## 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 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, bedroom and shower room.

## Lounge

A bright and airy lounge benefiting from a Juliet balcony. The spacious lounge has ample room for dining, notably having an additional alcove area off the lounge suitable for a variety of uses. Electric fire in feature fireplace provides a nice focal point. TV and telephone points, fitted carpets, raised electric power sockets. Partially glazed door leads to the kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawer and work surface. Stainless steel sink with mono lever tap, drainer and window above. Integral oven unit with separate electric hob and extraction unit. Integral fridge/freezer. Floor tiling.

## Bedroom

Double bedroom with a walk in wardrobe housing shelving and hanging rails. TV and telephone points, fitted carpets and raised electric power sockets.

## Shower room

Fully fitted with suite comprising of a double walk in shower cubicle with glass screen and hand rail. Low level WC, vanity unit with wash basin and light up mirror above. Shaving point and electric towel rail.

## Service Charge

- Under floor heating in the apartment
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Communal laundry room
- Upkeep of gardens and grounds
- Cleaning of internal communal areas
- 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. To 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 £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold Information

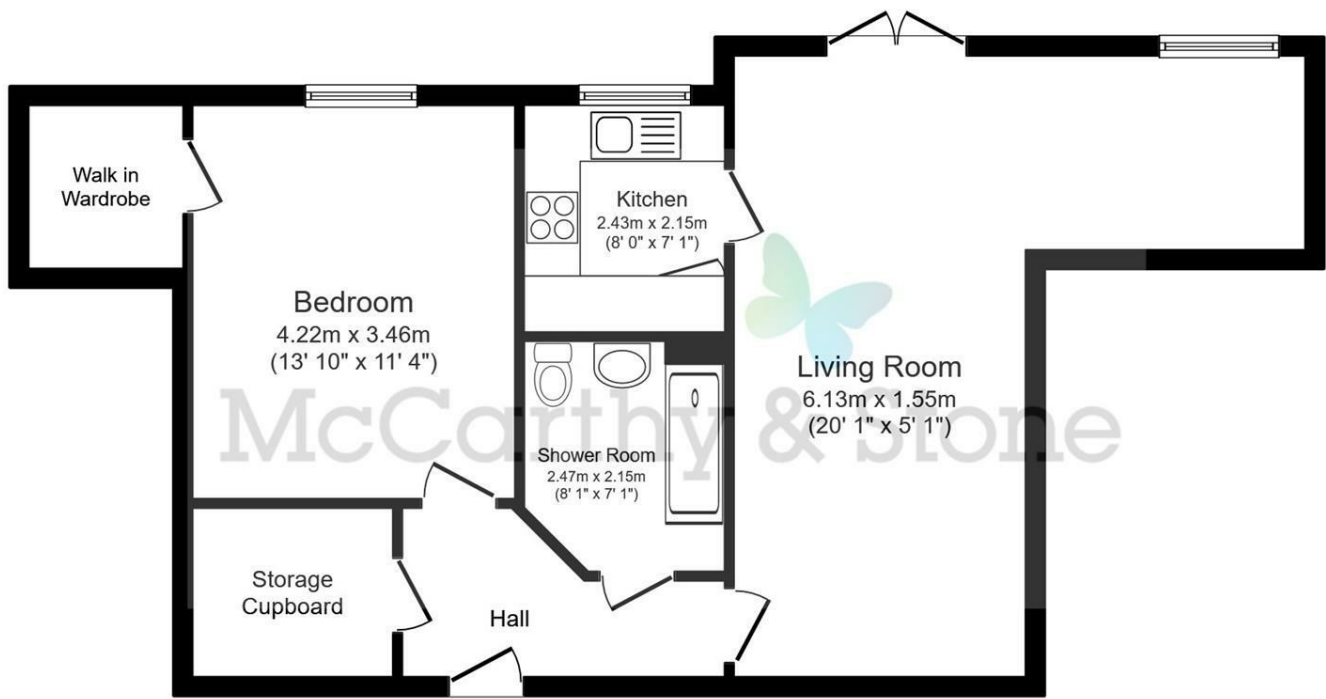
Lease Length: 125 years from 2013

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services







**Floor Plan**

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
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