

PRICE REDUCTION



McCarthy & Stone
RESALES



31 Wendover Court Monton Road, Manchester, M30 9HG
Asking price £160,000 LEASEHOLD

For further details
please call 0345 556 4104

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A BRIGHT ONE BEDROOM, SECOND FLOOR APARTMENT WITH JULIET BALCONY LOCATED IN A POPULAR MCCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT WITHIN 200 YARDS OF LOCAL SHOPS AND AMENITIES

Wendover Court

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 car bus, train and tram 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 along with the apartment security door entry system with intercom and emergency pull cord, illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and shower room.

Living Room

Spacious lounge benefiting from double doors opening onto a Juliet balcony which overlooks the front of the development-ideal for watching the world go by. There is an additional full length window making this room bright and airy. There is ample room for dining, TV and telephone points, Sky/Sky+ connection point, raised electric power sockets and wall mounted electric storage heater. Partially glazed double doors lead into the separate kitchen.

Kitchen

Well equipped modern kitchen with partially tiled walls, cream ceramic flooring and a range of wall and base units with chrome handles and a granite effect roll top worktop over. Stainless steel sink and drainer with mono lever tap. Eye level oven, ceramic hob, cooker hood over and integral fridge freezer..

Bedroom

Double bedroom with a full length window to the front of the development. TV and telephone points, raised electric power sockets and wall mounted electric heater. This room benefits from a door leading to a walk in wardrobe with rails and shelving.

Shower room

Fully tiled and fitted with suite comprising of walk-in shower with hand rail and glass shower screen, WC and vanity unit with inset sink and mirror above. Extractor fan and wall mounted fan heater. Central light fitting and emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows (inside and outside)
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 the service charges please contact your Property Consultant or House Manager.

Leasehold Information

Lease Length: 125 years from 2015

Ground rent: £425 Per annum

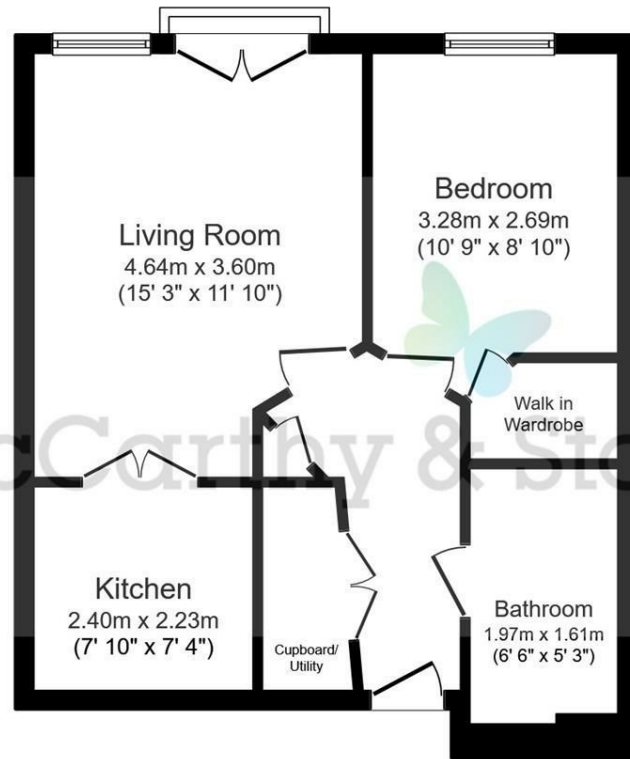
Managed by: McCarthy and Stone Management Services

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.







Floor Plan

Total floor area 45.0 sq. m. (484 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) 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		
England & Wales	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

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