

PRICE REDUCTION



McCarthy & Stone
RESALES



24 Speakman Court 3 Hazel Road, Altrincham, WA14 1BP
Asking price £145,000 Leasehold

For further details
please call 0345 556 4104

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A WELL PRESENTED and MODERN ONE BEDROOM RETIREMENT APARTMENT situated on the SECOND FLOOR of this age exclusive McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

Summary

Speakman Court was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 46 one and two-bedroom retirement apartments for the over 60's. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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).

Local Area

Speakman Court is situated in Altrincham and is Trafford's largest town with an historic Charter Market which has been around since 1290. The market is open on Tuesday, Friday and Saturday. The shopping facilities include Sainsbury's, Tesco, Marks & Spencer, Boots and the main Post Office which is located within W.H Smiths store, together with numerous high street banks, building societies and cafe bars. There is a local hospital within easy reach from Speakman Court. Homeowners enjoy days out to Dunham Massey national trust for walks and a drink in the cafe. There are excellent public transport links which are easily accessible by car, bus, cycle, train and Metrolink. Regular bus services provide routes to all areas of Trafford as well as Manchester, Stockport and Warrington.

Entrance Hall

Front door with spy hole leads to the 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 living room, bedroom and bathroom.

Lounge

Bright and airy lounge and dining area. Electric fire and fireplace. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood, extractor and integral fridge and freezer. Tiled splashbacks. Tiled floor.

Bedroom One

Spacious bedroom with a built in mirror fronted wardrobe. Ceiling light, TV and phone point.

Bathroom

Fully tiled and fitted with suite comprising of a shower cubicle. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, Heated towel rail and extractor fan.

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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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.

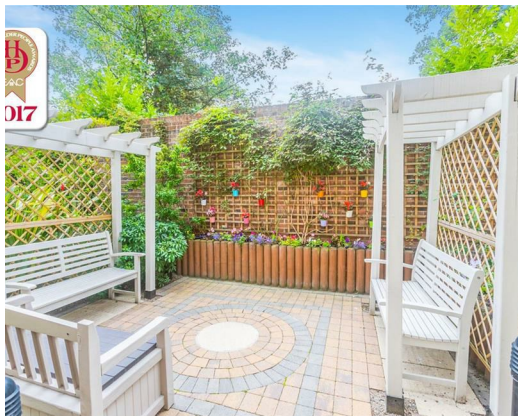
Leasehold Information

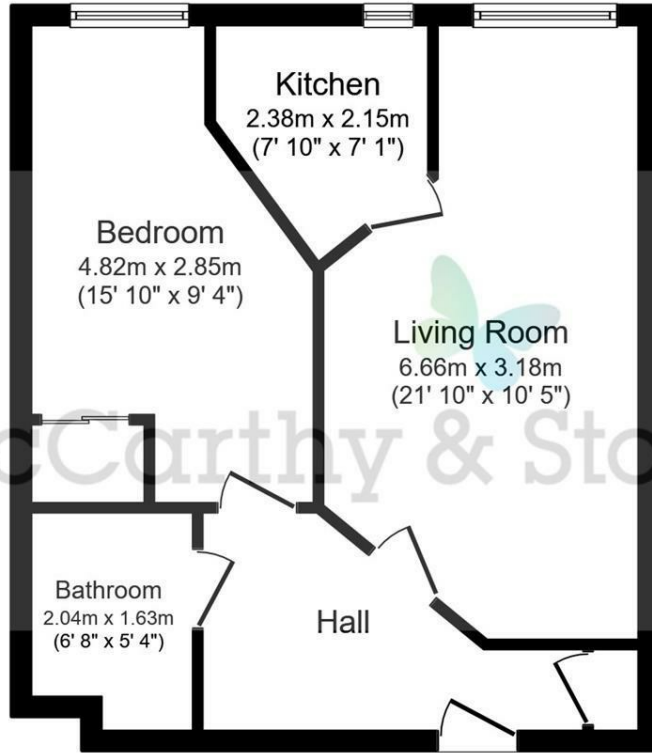
Lease length: 125 years from 2010

Ground rent: £425 per annum

Manage by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.





Floor Plan

Total floor area 43.0 sq. m. (463 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		78	80	EU Directive 2002/91/EC		76	77
England & Wales				England & Wales			

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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