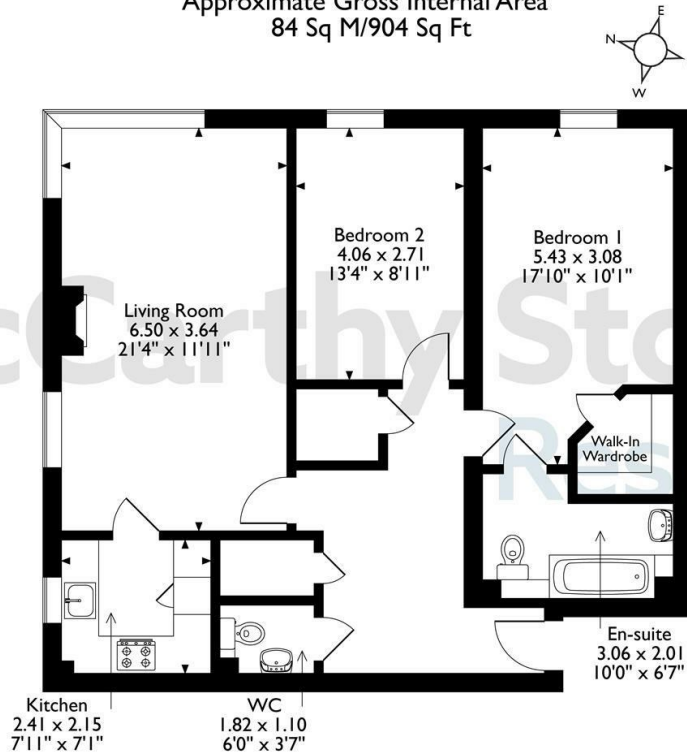
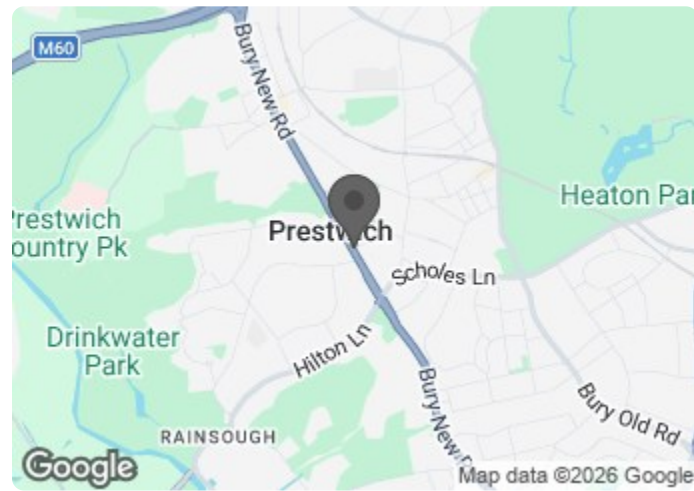


Broadfield Court, Apartment 53, Park View Road, Manchester  
Approximate Gross Internal Area  
84 Sq M/904 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663204/DST.

Council Tax Band: C



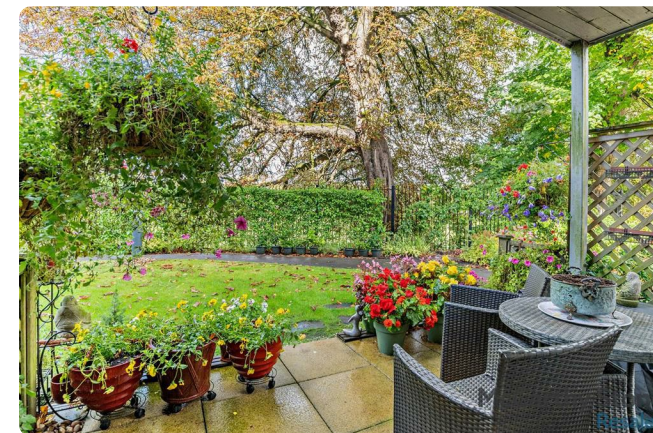
| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            | 80      | 80        |
| (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<br>2002/91/EC |         |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



## 53 Broadfield Court

Park View Road, Manchester, M25 1QF



**Asking price £298,000 Leasehold**

A two bedroom CORNER, GROUND FLOOR apartment with PATIO located within a McCARTHY AND STONE development designed for the OVER 60'S. Bus stop within 90 yards and supermarket within a third of a mile from the development.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Broadfield Court, Park View Road, Prestwich, Manchester

## Summary

Broadfield Court was purpose built by McCarthy & Stone for retirement living. The development consists of 48 one and two-bedroom retirement living plus apartments for the over 70s.

This apartment (53) is on the retirement living side of the development, suitable for over 60's. The retirement living side has its own entrance and communal lounge, overlooking St Marys Park. There is an Estates Manager available on site for support and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability. Broadfield Court is situated in Prestwich, and is located close to the shopping precinct and convenience shops on Rectory Lane and Bury New Road. Adjoining this new precinct is Marks & Spencer Simply Food, whilst the large Tesco Extra Supermarket is little further away. There is also Sedgley Parks shops, which include a Sainsburys local, Lidl and a Post Office which are just South of the site. The site is very prominent on Bury New Road, which is one of the main arterial routes in and out of Manchester city centre. The town has some very good residential areas close by including, Prestwich Park, Sedgley Park, Broughton Park and Whitefield.

## 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. Doors lead to the bedrooms, living room and bathroom. In the hallway there is a door to a walk-in storage cupboard/airing cupboard, and additional storage cupboard which is also plumbed for a washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

## Lounge

Tastefully designed by the current owners to enhance the living areas to also include space for dining, this double aspect corner lounge benefits from large corner windows with patio doors leading to a private patio area looking onto landscaped gardens and the park beyond. TV and telephone points, two ceiling lights

and raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

## Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and tiled splashback. Stainless steel sink with mono lever tap and drainer sits below the window overlooking communal gardens. Eye level oven, ceramic hob, cooker hood. Integral fridge/freezer.

## Master Bedroom

Spacious double bedroom with window looking onto gardens. Benefiting from a walk-in wardrobe. Stylish fitted wardrobes and drawers provide additional storage options. Ceiling lights, TV and phone point. Door to en-suite bathroom.

## En-suite shower room

Fully tiled and fitted with a walk in shower with glass screen and support rail, WC, vanity unit with sink and mirrored storage cabinet above. Heated towel rail.

## Bedroom Two

Double second bedroom which can be used for dining or a study / office. Ceiling lights, TV and phone point.

## Guest Toilet

Fully tiled and fitted with suite comprising WC, vanity unit, sink and mirror above.

## Service Charge

- Estate Manager
- Cleaning of communal windows and external apartment 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 license. To find out more about service charges please contact your Property Consultant or House Manager.

## 2 Bed | £298,000

Annual Service charge for financial year ending 30th sept 2026 is £4,932.60

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## 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 Estates Manager on site for availability.

## Leasehold information

Lease: 999 years from 1st Jan 2016

Ground rent: £510 per annum

Ground rent review: 1st Jan 2031

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

