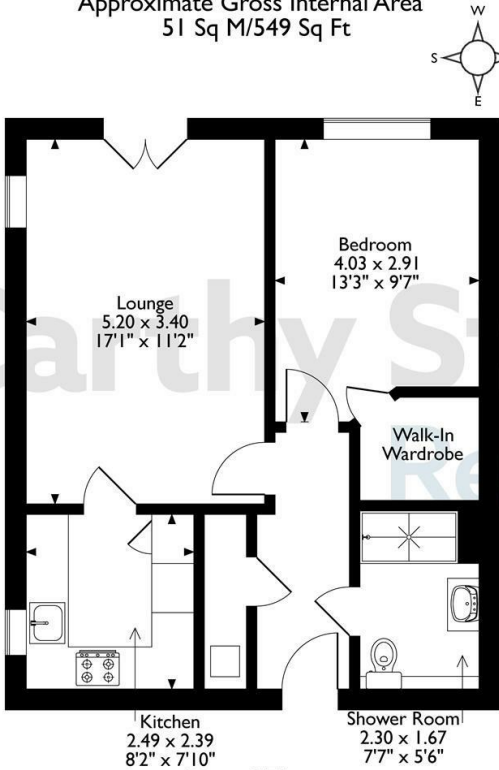
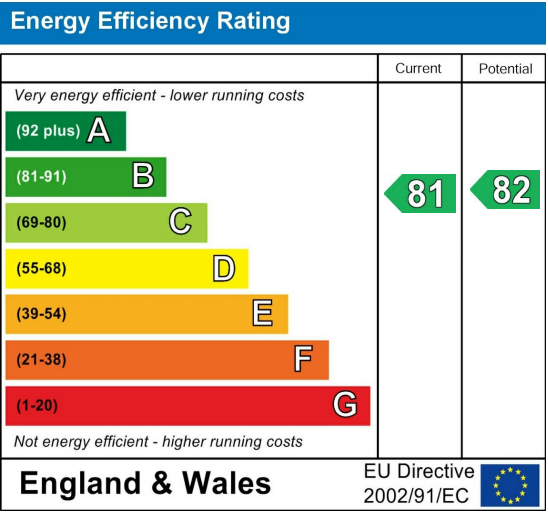
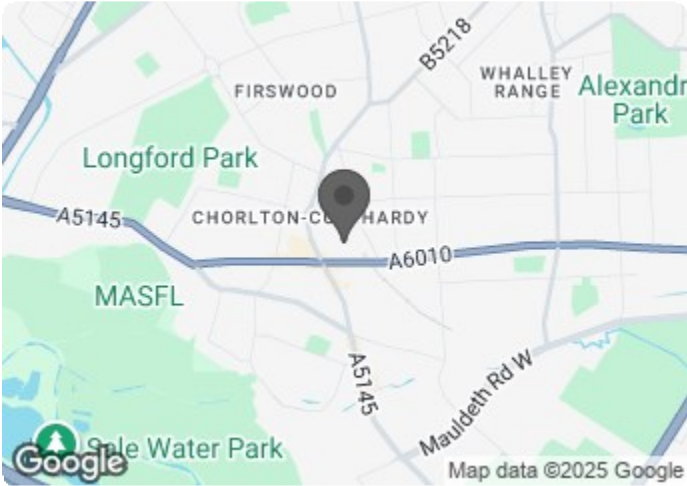


Cosgrove Hall Court, Flat 40, 8, Albany Road, Manchester  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



## 40 Cosgrove Hall Court

Albany Road, Manchester, M21 0BA



Asking price £229,000 Leasehold

A spacious one bedroom second floor apartment with rear outlook and dual aspect lounge. Cosgrove Hall Court is a McCarthy Stone retirement living development for the over 60's with a visiting house manager and communal lounge where social activities take place.

\*\*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

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Albany Road, Manchester

### 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 dual aspect lounge with French doors leading to a Juliet balcony with views over the rear car park. aspect lounge benefiting from a door leading onto a patio area. The spacious lounge has ample room for dining and has a modern electric fire providing an attractive focal point. TV and telephone points, two ceiling lights and raised electric power sockets. Part glazed door leads to the kitchen.

### Kitchen

Fully fitted kitchen with a range of base and wall units and work surface. Stainless steel sink with mono lever tap and drainer sits below the window with blind. Integral oven unit with side opening door and space above for dining, separate electric hob and extraction unit. Integral fridge/freezer. Ceiling and under pelmet lighting and floor tiling.

### Bedroom

Double bedroom with rear facing window and the benefit of a walk in wardrobe housing shelving and hanging rails. TV and telephone points, ceiling light and raised electric power sockets.

### Shower Room

Fully fitted with suite comprising of a shower and 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



# 1 Bed | £229,000

Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,462.60 per annum (per financial year ending 31/03/2026)  
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 House Manager on site for availability.

**Leasehold Information**  
125 years from 2013  
Ground rent: £425 per annum  
Ground rent review: Jan 2028  
Managed by: McCarthy and Stone Management Services

**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

- Fibre to the Cabinet & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

