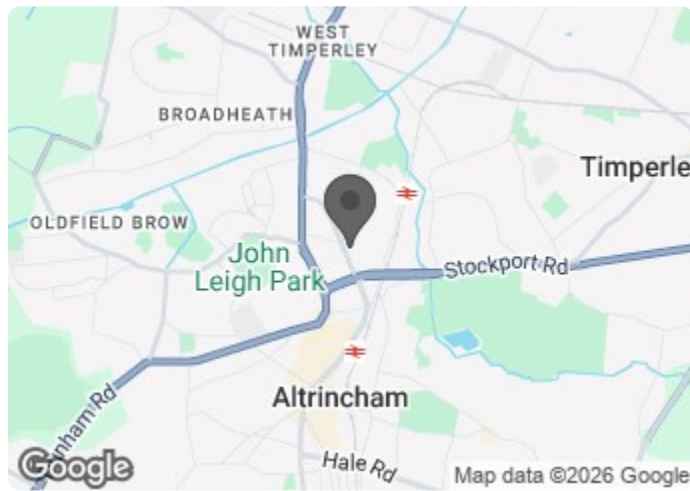


Apartment 22, 3, Hazel Road, Altrincham
Approximate Gross Internal Area
43 Sq M/463 Sq Ft



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



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 80 |
| (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 | | |

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

22 Speakman Court

3 Hazel Road, Altrincham, WA14 1BP



Asking price £160,000 Leasehold

A WELL PRESENTED and MODERN ONE BEDROOM RETIREMENT APARTMENT situated on the FIRST FLOOR of this age exclusive MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Within walking distance of Altrincham town centre.

Call us on 0345 556 4104 to find out more.

Speakman Court, 3 Hazel Road, Altrincham

1 bed | £160,000

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, such as the popular Hive cafe, Garrick theatre and station provides links to national rail including Chester, London and Manchester where the Bridgewater Hall and Royal exchange theatre are. 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 Appello 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. Sunamp thermiino water heater has been installed. The radiators are of a modern (Which approved) vertical design not only space saving and attractively designed but are extremely efficient and instant. The heating can be switched on remotely as you are travelling back to the apartment with a remote. 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 with plenty of space for a dining table and chairs. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen

*A brand new and ergonomically redesigned kitchen (Howdens) with new appliances and cupboards that are more easily accessible has been installed recently. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood, extractor and integral fridge/freezer and a compact dishwasher. 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 bath with

recently fitted shower over and glass screen, Low level WC, vanity unit with wash basin and mirror above with additional lighting. Shaving point, electric heater, New 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 £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 2010

Ground rent: £425 per annum

Ground rent review: Jan 2025

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.

