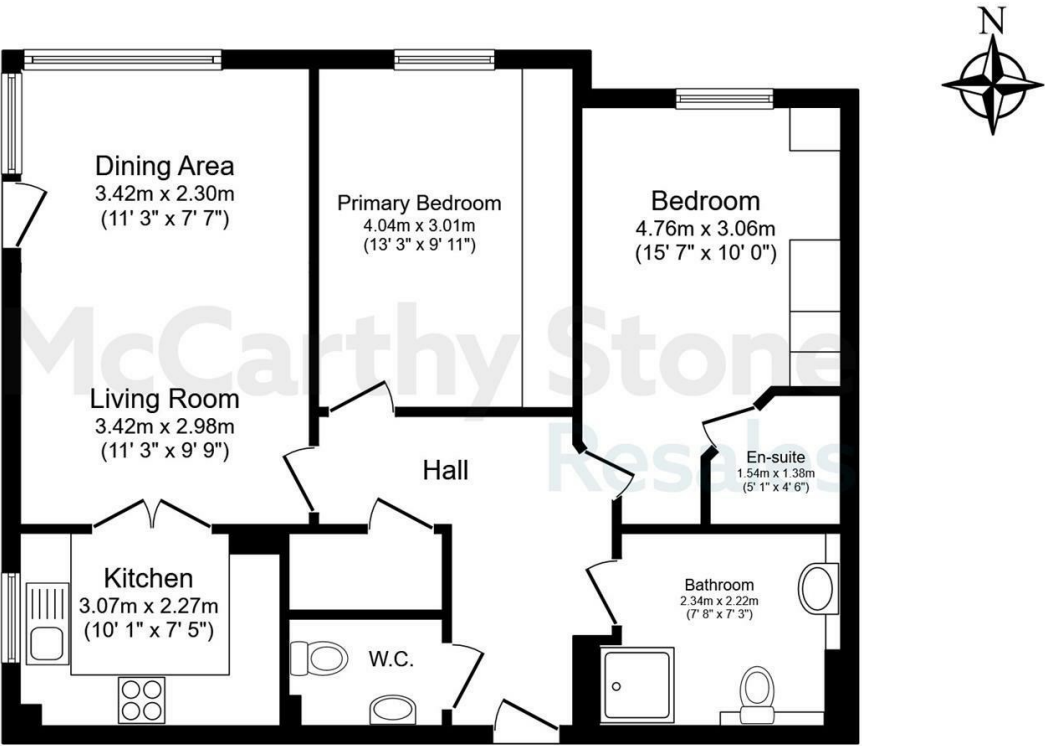
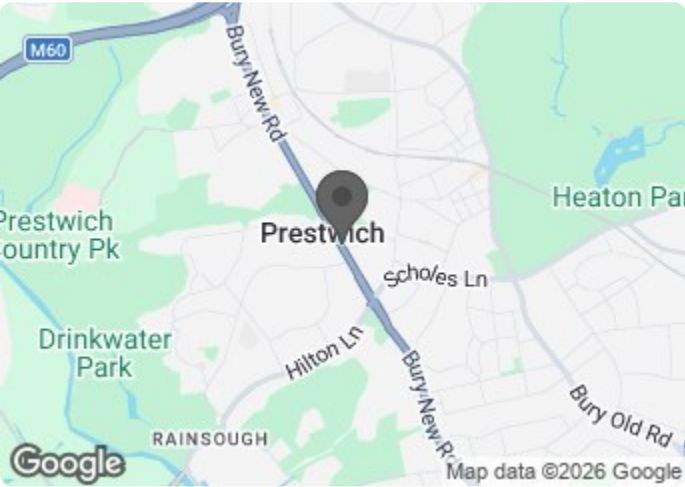




Total floor area 73.6 sq.m. (793 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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). Powered by www.focalagent.com

Council Tax Band: C



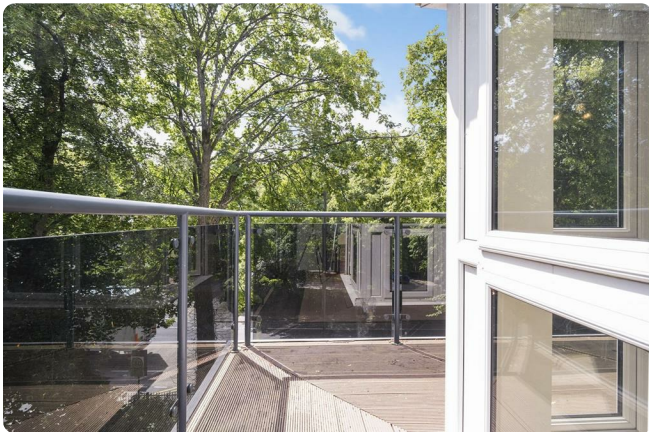
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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42 Broadfield Court

Park View Road, Manchester, M25 1QF



Asking price **£285,000 Leasehold**

A TWO BEDROOM APARTMENT with BALCONY. Age exclusive MCCARTHY STONE Retirement Living Lite development for the over 70's. Close to Prestwich Village with an abundance of local amenities, with great transport links.

Call us on 0345 556 4104 to find out more.

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Broadfield Court, Park View Road, Prestwich, Manchester

Summary

Broadfield Court was purpose-built by McCarthy & Stone for retirement living in 2016 and consists of 48 one and two-bedroom retirement living ‘plus’ apartments for the over 70’s and 14 retirement living apartments for the over 60’. There is an Estate Manager and team available from each day from 7am until 11pm for help and support on-site and a 24-hour emergency call system provided via a personal pendant alarm and call points. The development includes a Homeowners' Lounge, landscaped gardens and a on-site Bistro serving hot food at lunchtime with drinks available through the day. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies. Availability should be checked with the Estate Manager. Thirty minutes of domestic support per week is included in the service charge at Broadfield Court and additional services including care and support are available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area

Broadfield Court is situated in Prestwich, located next to St.Mary’s Park and close to Prestwich Village, the Longfield shopping precinct and convenience shops on Rectory Lane and Bury New Road. Adjoining the precinct is a branch of Marks & Spencer Simply Food, whilst a large Tesco Extra Supermarket and main Post Office is little further north. To the South is Sedgley Village with many shops including a Sainsburys local, Lidl and a sub Post Office. The site is very prominent on the corner of Park View Road and Bury New Road (A56) which is one of the main arterial routes in and out of Manchester city centre. Nearby are some very attractive residential areas including, Prestwich Park, Sedgley Park, Broughton Park and Whitefield.



Entrance Hall

Front door with spy hole leads to the large entrance hall where a 24-hour Tunstall emergency response pull cord system is situated. 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. Doors also lead to the bedrooms, lounge and bathroom.

Lounge

Spacious lounge benefiting from a large corner floor to ceiling window and a French-door opening onto a walk out balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling light-fittings. Fitted carpets, raised electric power sockets. Glazed door leads onto the separate kitchen. Additional useful storage room off the lounge.

Kitchen

Fully-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. Eye level oven, ceramic hob, cooker hood. Fridge/freezer. Electrically operated opening windows.

Master Bedroom

This master bedroom benefits from a comprehensive range of fully fitted furniture, a walk-in wardrobe, housing shelves and railings. Ceiling lights, TV and phone point.

Second Bedroom

Spacious second bedroom that has been fully fitted and includes a professionally installed pull-down (Murphy-style) bed. This room could also be used as a dining or office room. Ceiling lights, TV and phone point.

Shower Room

Fully-tiled and fitted ‘wet room’ with suite comprising a



2 bed | £285,000

level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge

- Service Charge
- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal area
 - 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
 - Domestic assistance (to help you with jobs like dusting, vacuuming or changing the beds - 30 minutes per week included in service charge).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the Estate Manager who can advise further with regard to the service charges.

Car Parking Permit Scheme- subject to availability

Parking is by allocated space and subject to availability. The fee is £250 per annum. Permits are available on a first-come, first-served basis. Please check with the Estate Manager for availability.

Ground Rent

Lease: 999 from 1st Jan 2016
Ground rent: £510 per annum
Ground rent review: 1st Jan 2031

Leasehold

999 years from 2016

