



McCarthy & Stone
RESALES



12 Broadfield Court Park View Road, Manchester, M25 1QF
Asking price £279,950 LEASEHOLD

For further details
please call 0345 556 4104

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A SPACIOUS TWO BEDROOM RETIREMENT APARTMENT WITH WALK-OUT BALCONY, SITUATED ON THE FIRST FLOOR - Part of McCarthy and Stone's Retirement Living PLUS range (formally known as Assisted Living).

The Development

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, 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 spacious entrance hall. From the hallway there are two walk-in storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency pull cord are located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

The south facing lounge with dining area benefits from full length windows with door to balcony letting you enjoy your own outside space. There is an electric fire with feature surround providing an attractive focal point. There are ample raised electric sockets, TV and telephone points. Oak veneered door leads to study/studio area. Partially double glazed door leads onto a separate kitchen.

Kitchen

Modern fitted kitchen with a range of attractive low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Integral fridge/freezer and washing machine.

Master Bedroom

A good size double bedroom, benefiting from a walk-in wardrobe with rails and shelving. Ceiling lights, TV and phone point.

Bedroom Two (currently used as a lounge)

A spacious second bedroom which is currently used as a second lounge area. and could alternatively be used as a separate dining room or office. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of level access shower with glass screen. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater 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
- Domestic Assistance (to help you with jobs like dusting, vacuuming or changing the bed (30 minutes per week is included in your service charge).

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate 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 Estates Manager on site for availability.

Ground Rent

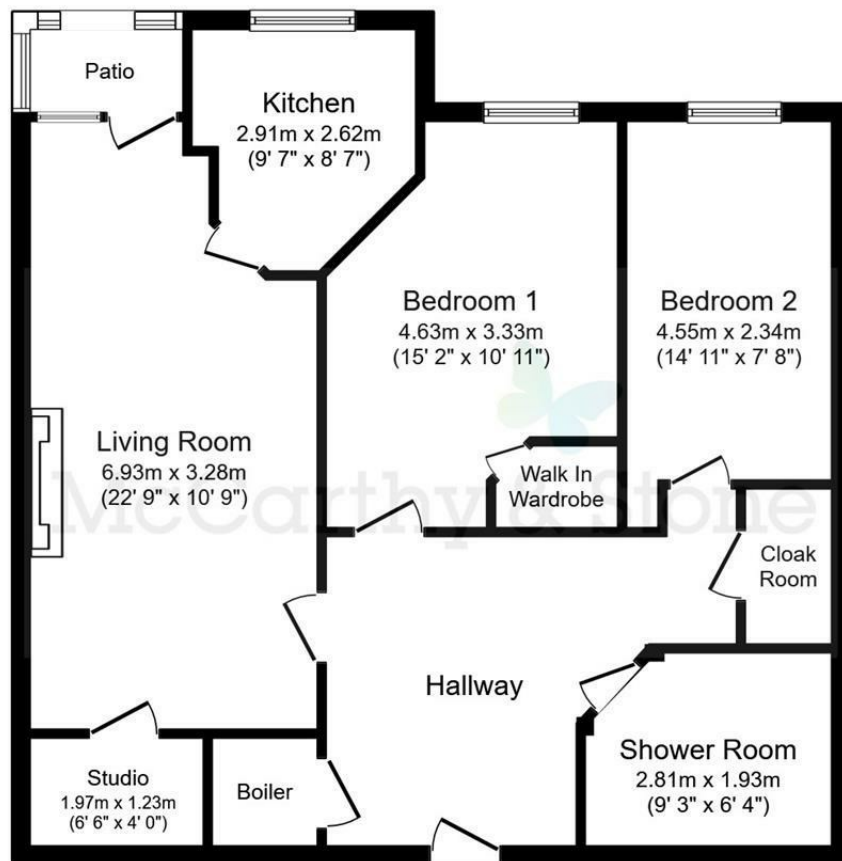
£510 pa

Leasehold

999 years from 2016







Floor Plan

Total floor area 80.0 sq. m. (861 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(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	

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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