



First Floor

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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	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE
RESALES

20 WENDOVER COURT
116-118 MONTON ROAD, MANCHESTER, M30 9HG



A remodelled and beautifully presented TWO BEDROOM APARTMENT with new Fischer heating system on the first floor of this sought after MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Local amenities on your doorstep, convenient transport links to Manchester and beyond.

ASKING PRICE £260,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WENDOVER COURT, 116-118 MONTON ROAD, ECCLES, MANCHESTER

SUMMARY

Wendover Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The dedicated House Manager is on site during working hours (9am-3pm) to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

Wendover Court is located in the bustling village of Monton, situated North West of Manchester 4 miles from the City Centre. Set on the Monton Road, Wendover Court is ideally located for shops which include a Tesco's Express, florist, bank, pharmacist and Newsagent with Post Office. The centre of Manchester can be accessed by road, rail, tram and bus and has a wealth of shops and restaurants as well as many leisure



times activities including a variety of museums, a library and several theatres. Salford Quays and the Lowry theatre are within 15 minutes drive from Wendover Court.

THE APARTMENT

Beautifully redesigned by the current owner, this 2 bedroom apartment invites a viewing to appreciate its appeal. Of additional note is the recent (May 22) installation of a modern energy efficient Fischer heating system with a 10 year warranty.

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 walk-in 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, bedrooms and bathroom.

LOUNGE

This spacious lounge benefits from a Juliette balcony with side aspect and has ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Well equipped modern kitchen with tiled walls, cream ceramic flooring and a range of low and eye level units and drawers with black worktop and chrome handles. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above to the side of the development. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

2 BED | £260,000

BEDROOM ONE

This master bedroom has the benefit of a full length window towards the side of the development. TV and telephone points, fitted carpets, raised electric power sockets. Door to a walk in wardrobe with rails and shelving.

BEDROOM TWO

Double second bedroom which could be used as a living room. Fitted carpets, raised electric power sockets.

BATHROOM

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Extractor fan and wall mounted fan heater. Central light fitting and red cord pull.

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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,539.04 per annum (for financial year end 30th September 2023)

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 Jan 2015
- Ground rent: £495
- Ground rent review: January 2030

