



COUNCIL TAX BAND: C



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	83
(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

19 SPEAKMAN COURT
3 HAZEL ROAD, ALTRINCHAM, WA14 1BP



ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT with long range views toward Manchester centre in this popular age exclusive McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Within walking distance of Altrincham market town centre.



ASKING PRICE £150,000 LEASEHOLD

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

SPEAKMAN COURT, 3 HAZEL ROAD, ALTRINCHAM

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. 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 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 living room, bedroom and bathroom.

LOUNGE

Bright and airy lounge and dining area. Electric fire and fireplace. TV and telephone points. Three ceiling lights. Fitted carpets, raised electric power sockets, door leads into the separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood, extractor and integral fridge and freezer. Tiled splashbacks. Tiled floor.

BEDROOM

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, shower cubicle, low level WC and vanity



1 BED | £150,000

unit with wash basin and mirror above.

Shaving point, electric heater, 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.

Service charge: £2,105.76 p.a (for financial year end 31/03/2023).

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

Lease length: 125 years from 2010

Ground rent: £425 per annum reviewed 01/2025

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.

