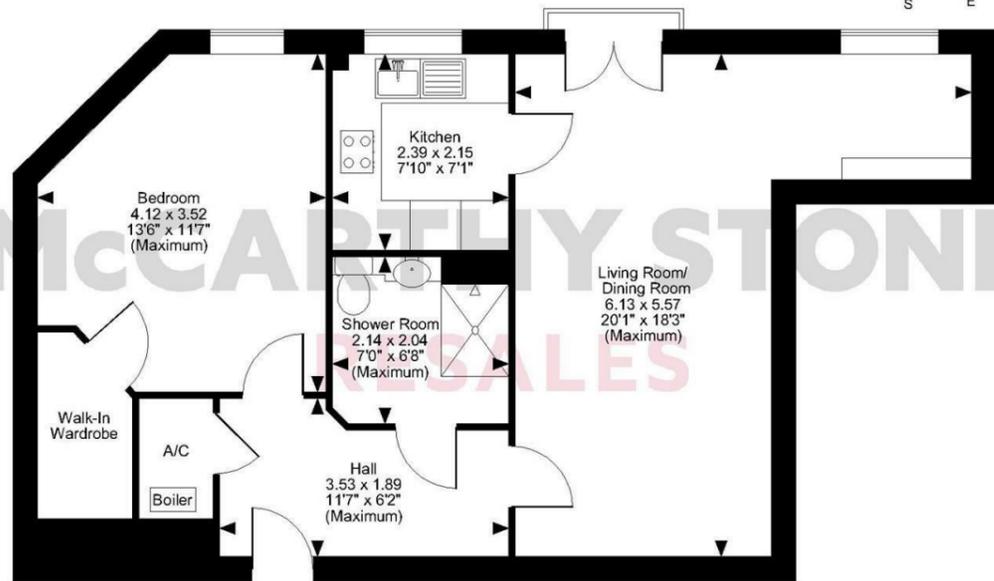


Cosgrove Hall Court, Albany Road, Manchester, Greater Manchester
 Approximate Gross Internal Area
 607 Sq Ft/56 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

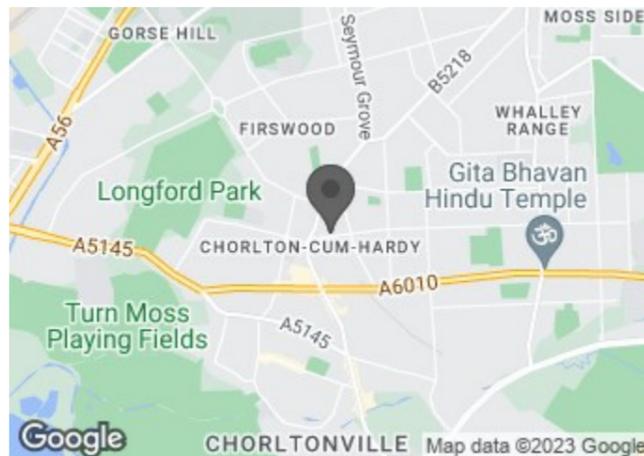
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

14 COSGROVE HALL COURT 8 ALBANY ROAD, CHOLTON-CUM-HARDY, M21 0BA



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 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.



A lovely ONE BEDROOM APARTMENT with EXTRA ROOM off the lounge and JULIET BALCONY with views on the FIRST FLOOR of this POPULAR age exclusive McCarthy Stone Retirement Living Development for the OVER 60'S. Social lounge, roof top terrace . Very convenient for Chorlton's wide range of shops, cafes and amenities.

ASKING PRICE £195,000 LEASEHOLD

For further details, please call **0345 556 4104**

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COSGROVE HALL COURT, 8 ALBANY ROAD, CHOLTON-CUM-HARDY

1 BED | £195,000

SUMMARY

Cosgrove Hall Court was purpose built by McCarthy & Stone for independent retirement living and consists of 47 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and gardens.

There is a guest suite for visitors who wish to stay (additional charges apply). Cosgrove Hall Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

LOCAL AREA

Cosgrove Hall Court is built on the site of the former studios of Cosgrove Hall Films who made the classic children's programs Danger Mouse & Chorlton and The Wheelies amongst many other popular cartoons. The town also boasts nature walks along the River Mersey and around Chorlton Water Park which provides a scenic escape from the hustle and bustle of suburban life.

The development is close to the centre of the village which offers a variety of unique boutiques and well known supermarkets, together with alfresco dining at many of its relaxed cafe bars and restaurants. For shopping

close to the development, the Unicorn cooperative grocery is located at the north end of Albany Road and just across the road on Manchester Road you will find artisan bakers, cafes, bars grocers and flower shops.

Manchester City Centre is less than 4 miles away and is connected by a tram line with a station on Wilbraham Road. Regular bus services also provide links to local and regional locations.

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 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, bedroom and shower room.

LOUNGE

Juliet balcony with views. Additional room off the lounge for a variety of uses. This room has an extra window, so the whole lounge feels light and airy. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and

fitted integrated fridge, freezer, dishwasher and under pelmet lighting.

BEDROOM ONE

Double bedroom with a walk in wardrobe housing shelving and hanging rails. TV and telephone points, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully fitted with suite comprising of a double walk in shower cubicle with glass screen and hand rail. Low level WC, vanity unit with wash basin and light up mirror above. Shaving point and electric towel rail.

SERVICE CHARGE (BREAKDOWN)

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,608.92 per annum (per financial year ending 31/03/2023)

CAR PARKING (PERMIT SCHEME)

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.

LEASE INFORMATION

Lease Length: 125 years from Jan 2013
Ground Rent: £425 per annum
Ground Rent review: Jan 2028

