

# PRICE REDUCTION



McCarthy & Stone  
RESALES

14 Broadfield Court Park View Road, Manchester, M25 1QF  
Asking price £265,000

LEASEHOLD

For further details  
please call 0345 556 4104



# 14 Broadfield Court Park View Road, Manchester, M25 1QF

A TWO BEDROOM APARTMENT with WRAP AROUND BALCONY on the first floor of a MCCARTHY AND STONE Retirement Living PLUS development for the over 70's. Close to Prestwich Village with an abundance of local amenities, with great transport links.

## 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, bathroom and guest WC.

## Lounge

South West facing lounge benefiting from a large corner floor to ceiling window with dual aspect and a French-door opening onto the front and side facing wrap-around balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling light-fittings. Fitted carpets, raised electric power sockets. Partially double-glazed doors lead onto the separate kitchen.

## Kitchen

Fully-fitted kitchen with a range of modern low and eye level units and drawers with a roll-topwork surface. UPVC double-glazed window overlooking communal gardens and side street. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Fridge/freezer. Electrically operated opening windows.

## Master Bedroom

Double bedroom with a walk-in wardrobe, housing shelves and railings. Ceiling lights, TV and phone point.

## Second Bedroom

Spacious bedroom. Ceiling lights, TV and phone point.

## Shower Room

Fully-tiled and fitted 'wet room' with suite comprising a 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 usually £250 per annum, but may vary by development. Permits are available on a first-come, first-served basis. Please check with the Estate Manager for availability.

### Ground Rent

£510 pa

### Leasehold

999 years from 2016

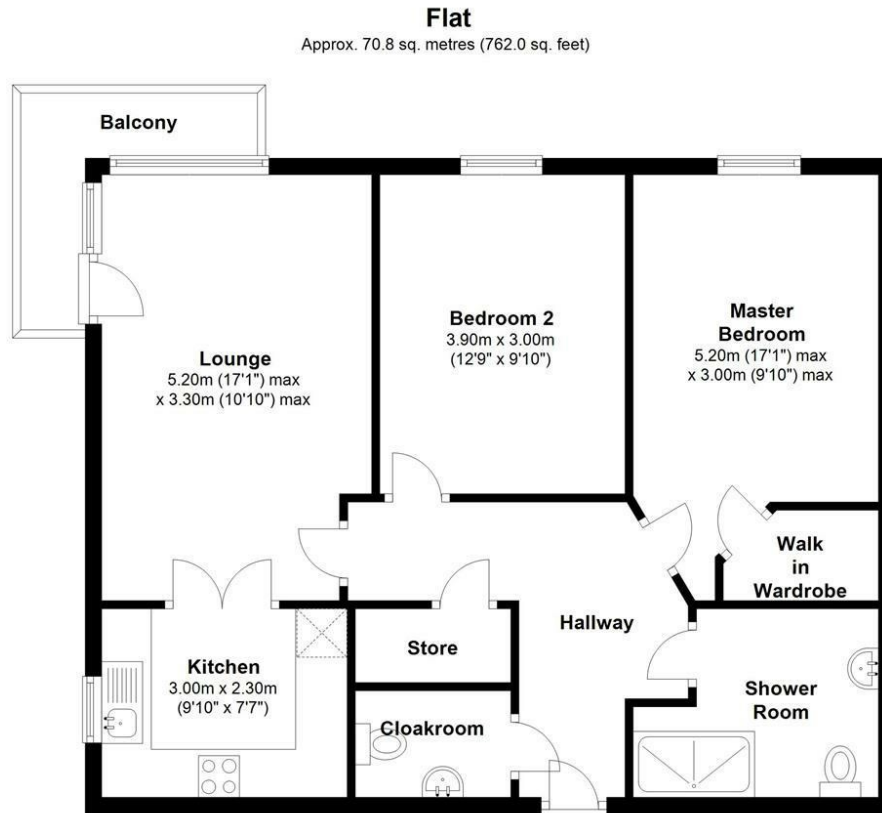
The sale includes all furniture if desired bar certain limited items. A full list is available on request. The virtually new grey leather settee in the living-room is available for separate purchase at £650.











Total area: approx. 70.8 sq. metres (762.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited.

All rights reserved.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>87</b>	<b>87</b>
<b>England &amp; Wales</b>	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](mailto:resales@mccarthyandstone.co.uk)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
Registered in England and Wales No. 10716544

