



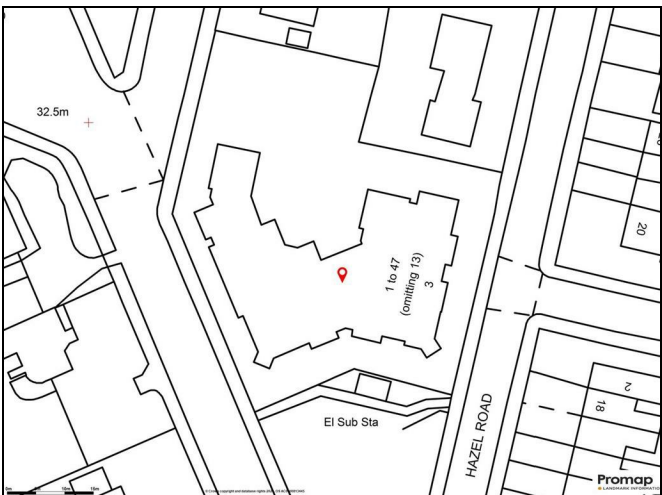
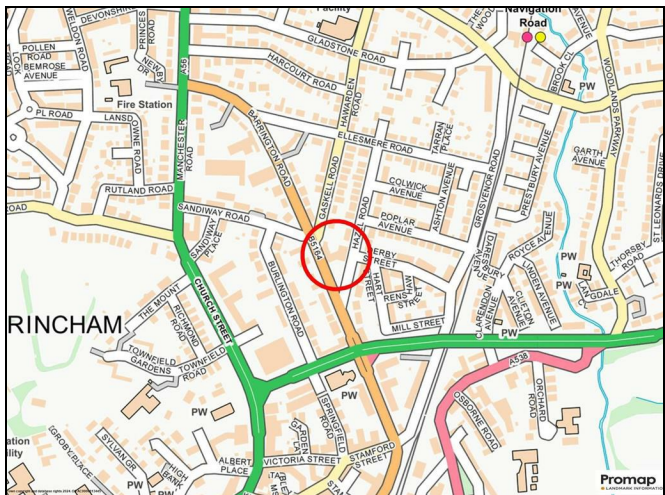
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

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INDEPENDENT ESTATE AGENTS

Apartment 6 Speakman Court Hazel Road Altrincham, WA14 1BP



A WELL PROPORTIONED AND SUPERBLY POSITIONED GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT GARDEN ACCESS WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 560sqft.

Hall. Living/Dining Room. Fitted Double Bedroom. Shower Room. Lift. Guest Suite. Resident Lounge and Laundry. 24 Hour Emergency Care System. House Manager. Communal Gardens. Resident/Guest Parking. No Chain.

£180,000

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in detail



A well proportioned and superbly positioned Ground Floor Retirement Apartment within the popular Speakman Court built by McCarthy and Stone, enjoying an excellent location within walking distance of Altrincham Town Centre.

The well presented property extends to some 560 sq ft providing an Entrance Hall, Living and Dining Room and Kitchen served by a Bedroom and Shower Room.



In common with Retirement developments, Speakman Court has safety features to include: House Manager, 24 hour Management Call-Out, waist height easy reach power points, telephone and TV aerial points.

In addition, there are Communal Living Areas for the use of all the Residents particularly when entertaining family, in addition to overnight Guest Accommodation.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Communal Hall. Private Entrance to Apartment 6.



Entrance Hall with doors providing access to the Living and Bedroom accommodation. Large walk in storage cupboard and an additional storage cupboard.

Living and Dining Room with decorative fireplace feature and a window and door overlook and provide access to a private patio area and Communal Gardens.

Kitchen fitted with a range of base and eye level units with concealed lighting, stainless steel handles and worktops over, inset into which is a stainless steel sink and drainer unit. Ample space for a range of appliances. Integrated extractor fan. Window to the rear elevation. Tiled walls and floor.

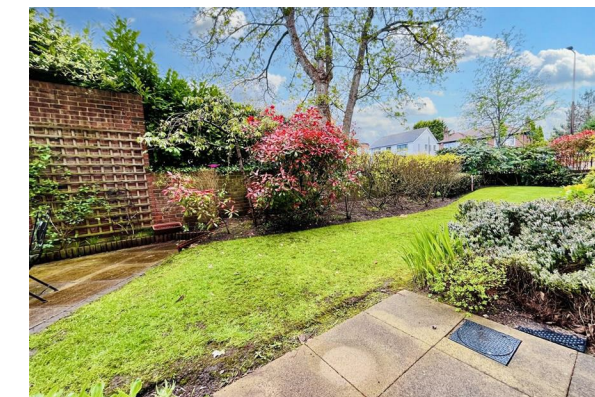
Double Bedroom with built in wardrobes, drawers, shelves and bed side units. Window to the rear elevation.

Shower Room with modern white suite and chrome fittings, double width shower cubicle with glazed sliding door, wash hand basin with built in storage below and WC. Inset mirror. Tiled walls and floor.

Externally, in addition to the lovely Communal Gardens there are extensive Guest and Resident Parking facilities.

A First Class Retirement Apartment offered For Sale with No Chain.

- Leasehold - : 125 years from 1 January 2010
- Council Tax Band C



Approx Gross Floor Area = 560 Sq. Feet
= 52.0 Sq. Metres

