



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**26 WHITEHALL ROAD, M33 3NL**  
**£115,000**



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## DESCRIPTION

A SMART AND WELL PRESENTED ONE DOUBLE BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY OVERLOOKING BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS.

The apartment forms part of the popular and purpose built 'Whitebrook Court' development FOR RESIDENTS AGED 60+ and forms part of the prestigious Whitehall Road putting the property close to excellent transport links including the Metrolink at Brooklands.

Upon entering the apartment there is a reception hallway with ample storage leading through to a spacious lounge/ dining room with Juliet balcony, modern fitted kitchen. A spacious double bedroom with fitted wardrobes and a separate walk in shower room completes the delightful living accommodation.

COMMUNAL FEATURES INCLUDE: welcoming Communal Entrance Reception Area, Residents Lounge, Communal Laundry facilities, Guest Suite available to hire for visitors upon request AND LIFT ACCESS TO ALL FLOORS. There is a on-site House Manager providing a 24 hour emergency response support and fully secure Entrance Doorway. within easy reach of Sale Town Centre and Timperley Village, with access to the Metrolink at Brooklands providing excellent transport links to Manchester City Centre, VIEWING ESSENTIAL TO APPRECIATE THE SIZE OF THIS LOVELY APARTMENT AND THE ASPECT OVERLOOKING THE GARDENS.

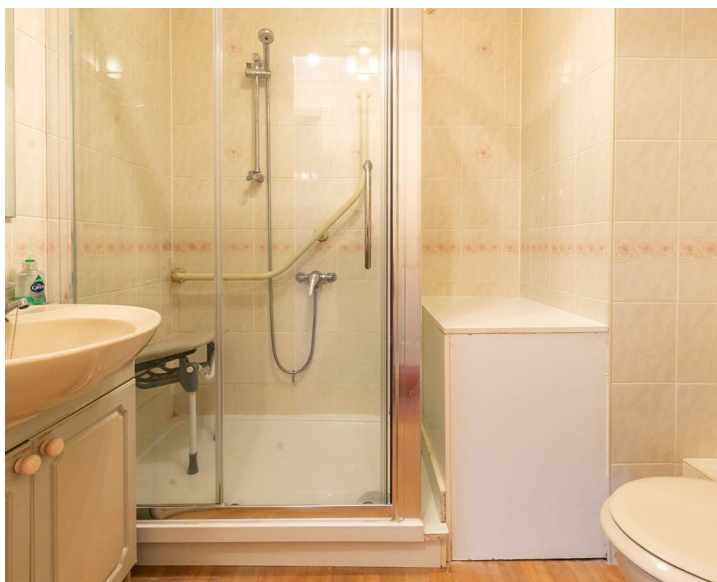
NO ONWARD CHAIN. Council Tax Band B £1,532.90 Per Year. Ground Rent £790.26 Per Year. Service Charge £2,760 Per Year.

## KEY FEATURES

- One bedroom retirement apartment
- Excellent communal facilities
- Prestigious and sought after location
- Lift access to all floors
- Juliet balcony overlooking gardens
- Close to Brooklands Metrolink
- For residents aged 60+
- No onward chain

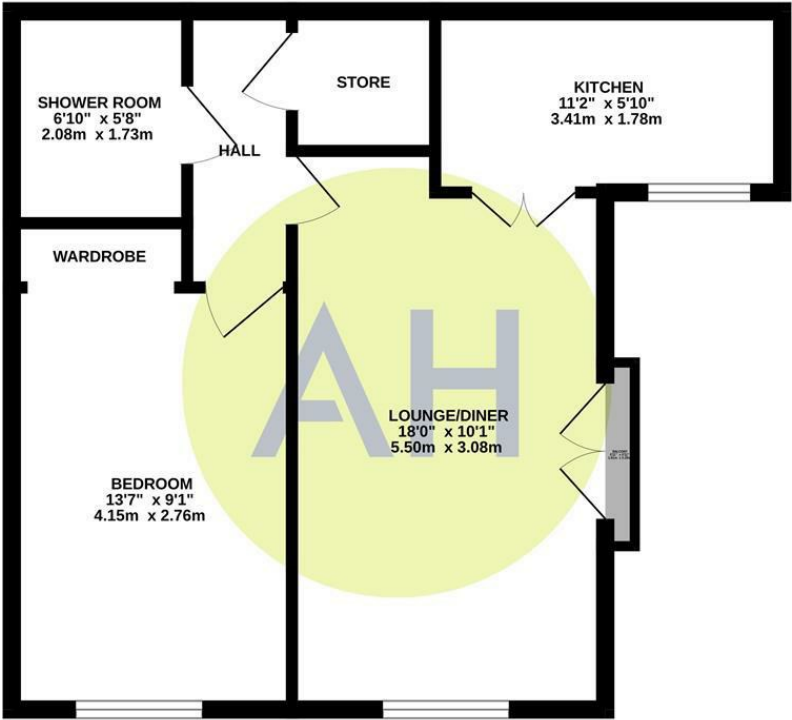








GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.