



PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT



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Speakman Court, 3 Hazel Road  
Altrincham  
WA14 1BP

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Apartment 33 Speakman  
Court 3 Hazel Road  
Altrincham  
WA14 1BP



£125,000

\*A WELL PRESENTED, ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT\* A scheme specifically for the over 60's. Guest suite for friends and family. Occupying a superb location within easy reach of Altrincham Town Centre and its many, varied amenities. Bus stops outside the development. House manager on site. Great sized living room with Juliet balcony. Fitted kitchen with appliances. Well appointed bathroom (Shower only at present). Electric heating system and double glazing. Communal lounge for residents plus landscaped gardens. Constructed by McCarthy & Stone. No ongoing vendor chain. Must be viewed to be appreciated.

## Entrance Hall

With a substantial storage cupboard off.

## Lounge

With an attractive feature fireplace. Electric storage heater. Double glazed double doors provide natural light and there's a Juliet balcony to allow fresh air flow. Door to:

## Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Dishwasher and integrated fridge and freezer. Double glazed window and tiled areas.

## Double Bedroom

With an electric, wall mounted 'Dimplex' heater, a double glazed window and an excellent wardrobe/storage area off.

## Shower Room/WC

With a walk-in shower compartment, low level WC and wash hand basin with storage unit below. Tiled decor, Dimplex wall heater and an extractor fan. Very useful storage cupboard off for linen etc.

## Outside

The development is set within delightful, well tended communal grounds that incorporate parking areas for residents, subject to availability.



## Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2010. A service charge is payable of £229.49 pcm inclusive of water rates. A ground rent is payable of £425 per annum. Ground Rent Review: 01/01/2025.

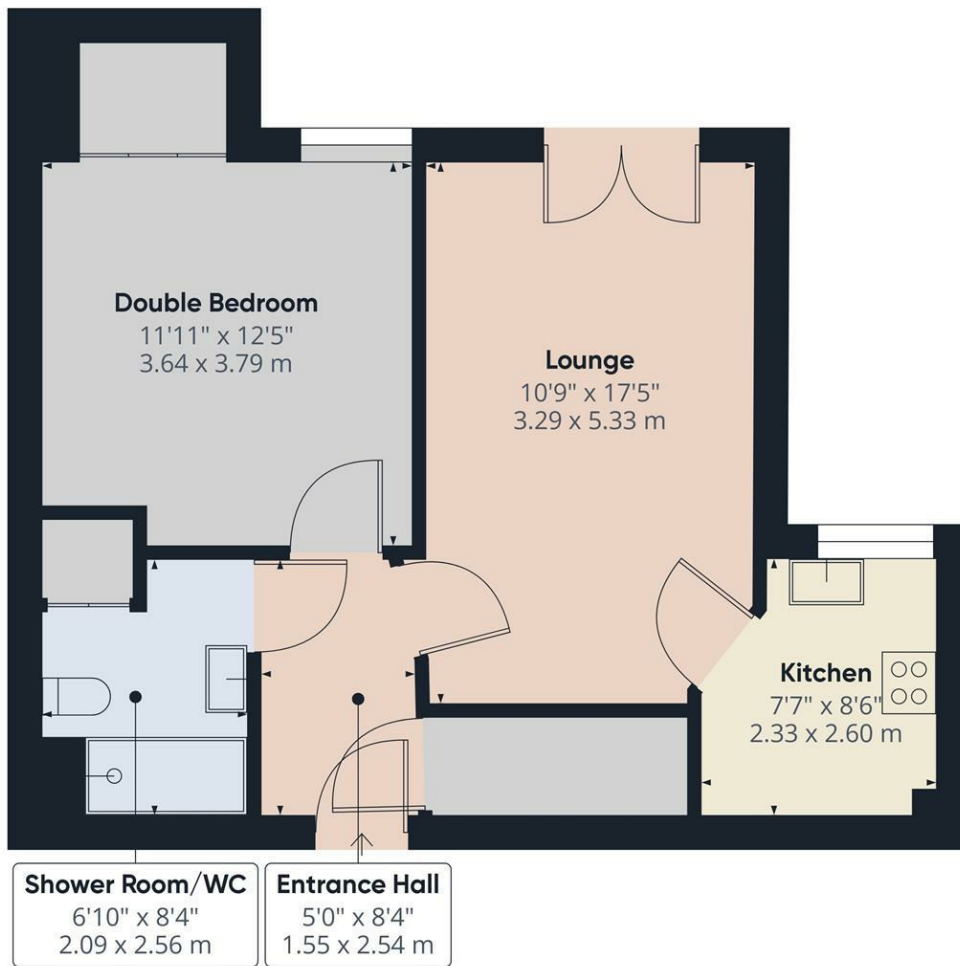


The service charge covers:

### House Manager

- 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



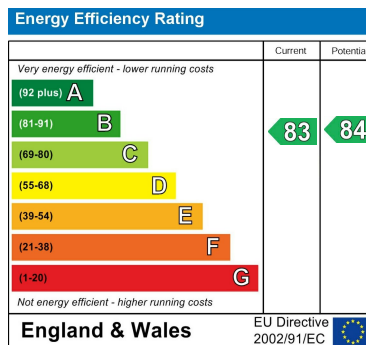


Approximate total area<sup>(1)</sup>  
542.91 ft<sup>2</sup>  
50.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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