



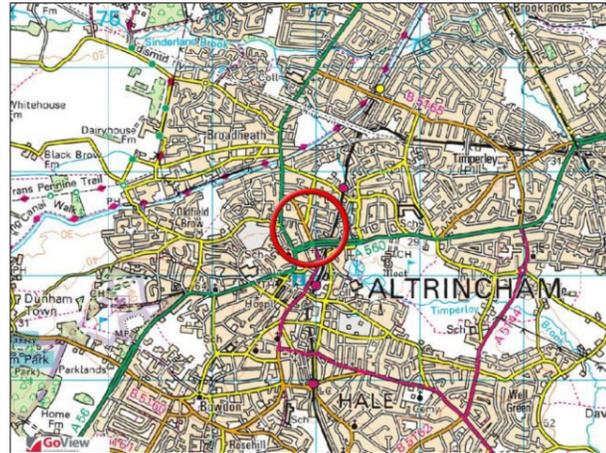
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INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. Take the first right turning into Hazel Road and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

34 Speakman Court 3 Hazel Road Altrincham, Cheshire, WA14 1BP



A LARGER THAN AVERAGE, SECOND FLOOR RETIREMENT APARTMENT CLOSE TO ALTRINCHAM TOWN CENTRE. 604sqft.

Hall. Living/Dining Room. Kitchen. Bedroom. Bathroom. Lift. Guest Suite. Resident Lounge and Laundry. 24 Hour Emergency Care System. Communal Gardens. Resident/Guest Parking.

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	Environmental Impact Rating		Current	Potential
		79	80			76	77
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.				The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.			

“ A First Class Retirement Apartment ”

£135,000

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.

in detail



A superbly positioned Second 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 larger than average property enjoys excellent specification Kitchen and Bathroom fittings extending to 604sqft and comprises of a Living and Dining Room, Kitchen, Double Bedroom with Dressing Room/Study and Bathroom.



Speakman Court, a McCarthy and Stone Retirement Living development on Hazel Road, has just received a special commendation in the Elderly Accommodation Counsel (EAC) Awards 2017, one of 76 to have been commended out of almost 250,000 retirement housing schemes nationwide.

The awards celebrate the best specialist housing for older people, and aim to help shape the future of housing in later life. Homeowners at Speakman Court gave the development top marks for its high standards in every aspect; from its sense of community and busy calendar of social activities, to its convenient location, the practicality and quality of design of the individual apartments, and development facilities.

In common with Retirement developments, Speakman Court has safety features to include: 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.

Comprising:

Communal Entrance. Communal Hall. Lift and staircase to the Second Floor Landing. Private Entrance to Apartment 34.

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

Living/Dining Room with decorative fireplace feature and two windows overlooking the side elevation.

Open Plan 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 with mixer tap over and tiled splash back. Integrated appliances include a brand new stainless steel oven, hob, extractor, fridge and freezer. Tiled floor.

Double Bedroom with Walk In Wardrobe and there is a window to the side elevation. An opening leads to a Dressing Area or a Study Area.

Bathroom fitted with a modern white suite and chrome fittings comprising of a bath with thermostatic shower over and glazed screen, 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.



Approx Gross Floor Area = 604 Sq. Feet
= 55.99 Sq. Metres

