







Adlington House, 185 Moorside Road
Urmston
M41 5TS

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Apartment 49 Adlington House, 185 Moorside Road
Urmston
Manchester
M41 5TS


2


2


1


B

£255,000

A SUPERB TOP FLOOR TWO BEDROOM / TWO BATHROOM RETIREMENT APARTMENT Development constructed 2017. Situated adjacent to Trafford General Hospital. Many onsite facilities to include hair salon, restaurant and guest suite. Electric heating system. En-suite to master bedroom. Well appointed main shower room/WC. Double doors to balcony overlooking the communal gardens. Fitted kitchen with integrated appliances. Conveniently situated for local amenities. Lift to all floors. Parking areas for residents. Beautifully maintained communal gardens. Rarely do retirement apartments of this size come to the market locally. Must be viewed to be appreciated.

Entrance Hall
A large welcoming hallway with storage off, video entry system and doors off to various rooms.

Lounge/Dining Room
With a feature fireplace and surround. Door to kitchen and double doors out to the balcony. Tiled flooring area near the balcony entrance. Storage heater with HIVE control.

Kitchen
A modern fitted kitchen with an excellent range of base and wall units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated appliances, electric hob, oven with extractor above and integrated microwave. Tiled floor. Spotlighting.

Bedroom (1)
With a double glazed window to the rear. Fitted wardrobes and dressing table facility. Door off to:

En-Suite Wet Room/WC
With a pedestal wash hand basin, low level WC and large shower area. Tiled areas. Chrome ladder radiator. Spotlighting. Extractor fan.

Utility Room
With plumbing for a washer and working surface with storage units above. Water cylinder.

Shower Room/WC
A beautifully appointed shower room/WC with a walk-in shower enclosure, pedestal wash hand basin and low level WC. Tiled areas. LED mirror. Chrome ladder radiator.

Bedroom (2)
With a Velux window and an excellent range of fitted wardrobes. Electric radiator.

Outside
The development stands within communal grounds that incorporates residents parking areas, gardens, bin area etc.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2017.

A service charge is payable of £861.26 pcm.

A ground rent is payable of £1417.50 per annum. The Ground Rent is due annually from 1st January and will be reviewed every year in line with the Retail Price Index.

About The Development
Adlington House was constructed in 2017, providing 55, exclusive one-, two- and three-bedroom retirement apartments have all the space and added extras you would expect in a luxury family home but with the comfort of discreet 24-hour on-site care available, should it be required.

The quality, spacious design of Adlington House allows residents to maintain the independent lifestyle they are used to. The amenities and community facilities available for residents to use as much or as little as they choose include:

24-hour emergency call system linked directly to the dedicated on-site care team
Elegant table service restaurant
Stylishly appointed lounge
Activities and crafts room
Spa suite
Hairdressing salon
Internal mobility scooter store with electric charging facilities
Family guest suite with en-suite shower room, television and tea/coffee making facilities
Two lifts to all floors
Private residents' parking
Fully landscaped gardens

About The Service Charge
All homeowners living at Adlington House, Urmston will contribute to a Service and Well-being Charge. The high level of care, support and services on offer to enhance quality and enjoyment of life are what make Adlington different. These charges are to provide services such as;

* The provision of a daily restaurant service which enables homeowners to enjoy a delicious freshly prepared meal at subsidised rates.
* Communal cleaning and maintenance
* External window cleaning
* Water usage, buildings insurance and estate management
* 24-hour support everyday, 365 days a year, in case of any emergency, working in tandem with a discreet emergency call system installed in each apartment

Building Reserve Fund
While the day-to-day maintenance of the buildings and facilities is covered by the Service and Well-being Charge, which is kept as low as possible to leave homeowners with maximum disposable income, major capital costs and refurbishment are not included.
It is important that maintenance is kept to the highest standards for all to enjoy, and to cover any major works, a fee of 0.5% of your sale price for each year, or part-year, of ownership will be levied when you sell on your apartment. A contribution to the Building Reserve Fund is also collected through the Service and Well-being Charge.
The Building Reserve Fund will build up over time so that money is available to pay for capital costs as they occur e.g replacement lifts, restaurant kitchen equipment, the building's roof and car park etc. This means that the development is always kept up to the same standard as when you purchased your apartment.

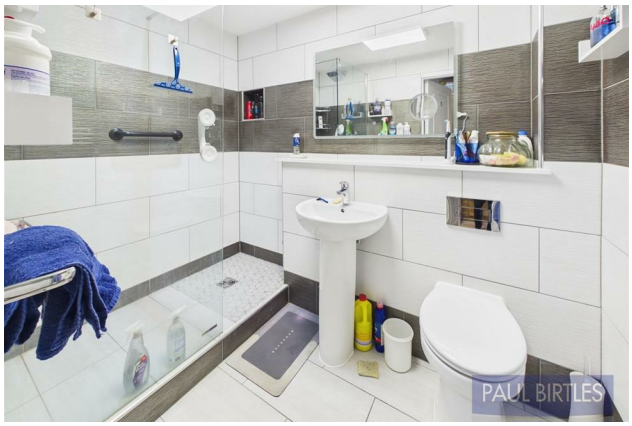

PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES

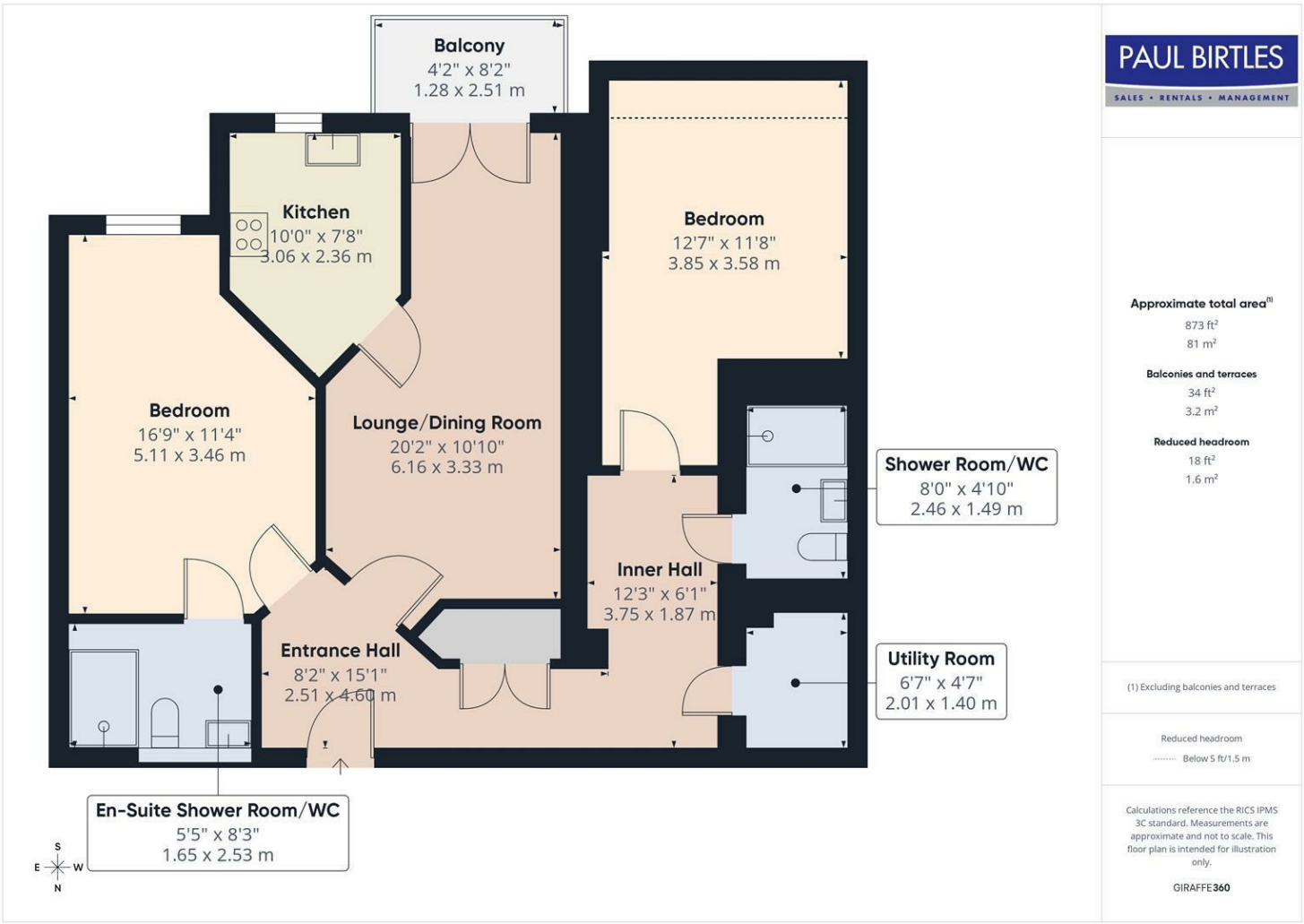

PAUL BIRTLES

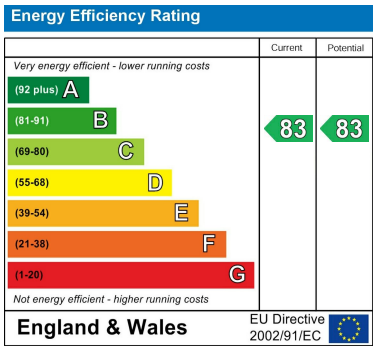

PAUL BIRTLES


PAUL BIRTLES




PAUL BIRTLES





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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT