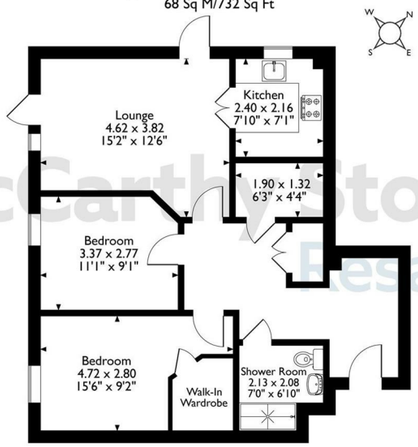
Excellent

Trustpilot

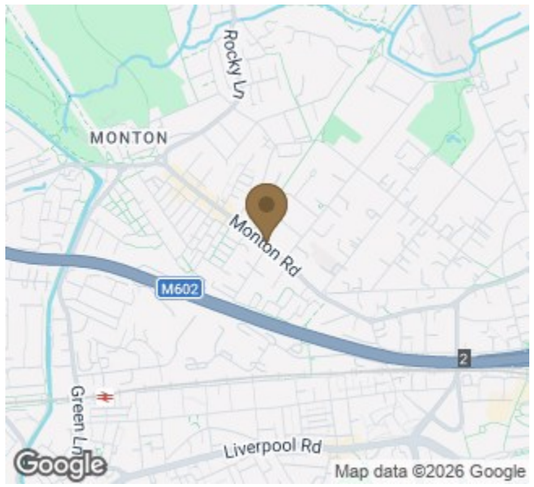
McCarthy & Stone
Resales.

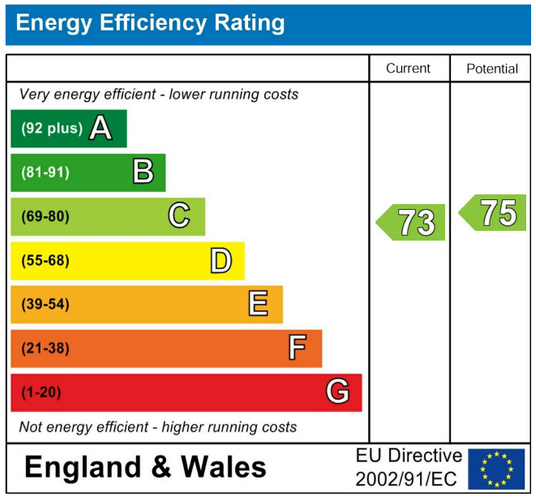
Wendover Court, Apartment 2, 116-118, Monton Road, Manchester
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







2 Wendover Court

116-118 Monton Road, Manchester, M30 9HG

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Wendover Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £235,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom ground floor apartment
- French door leading to a patio area
- Exclusive over 60's retirement development
- Good transport links
- Guest suite for friends and family
- House Manager on site
- 24 hour Careline
- Landscaped gardens
- Part exchange scheme available
- To arrange an appointment to view, please call 0345 556 4104.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Wendover Court, Manchester

2 | 1 | Asking price £235,000

Summary

Wendover Court was built by McCarthy & Stone for modern retirement living. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The dedicated House Manager is on site during working hours (9am-3pm) to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Wendover Court is located in the bustling village of Monton, situated Northwest of Manchester, 4 miles from the city centre. Set in Monton Road, Wendover Court is ideally located for cafes, restaurants and shops, including a Tesco Express, bank, pharmacist and newsagent with a Post office. From a bus stop directly by Wendover Court and a tram and train stop in Eccles, 15 minutes walking distance or a short bus ride away, the facilities of central Manchester, Salford Quays, the Lowry Centre as well as the popular Trafford Centre are easily accessed. Eccles has a library and leisure centre, a large Morrisons and an Aldi. Popular green spaces for walking and cycling are abundant in the area.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Doors lead to the lounge, bedrooms and shower room. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, and an additional utility cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

Lounge

Spacious lounge benefiting from patio doors leading onto patio, additional side window making this room bright and airy. There is ample room for dining, TV and telephone points, Sky/Sky+ connection point, fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Well equipped modern kitchen with tiled walls, cream ceramic flooring and a range of low and eye level units and drawers with worktop and chrome handles. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

This double bedroom it bright and spacious, it also benefits from a door leading to a walk in wardrobe with rails and shelving. Comprehensive range of fitted furniture. TV and telephone points, fitted carpets, raised electric power sockets.

Bedroom Two

Spacious double bedroom that could even be used as a office or hobby room. TV and telephone points, fitted carpets, raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Extractor fan and wall mounted fan heater. Central light fitting and red cord pull.

Service Charge

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge is £4,637.87 for the financial year ending 30/9/2027

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from 2015
Ground rent review: 2030
Ground rent £495 per year

Moving Made Easy and Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













