



SOLD STC

Baytree Court, Prestwich, M25

Offers in Excess of
£225,000

MARKETED BY

Clive Anthony Sales & Lettings, North Manchester

487 Bury New Road, Prestwich, M25 1AD

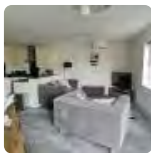
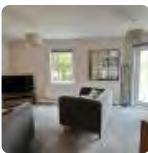
cliveanthony

SALES & LETTINGS

Call agent: 0161 524 6870

Request details

PROPERTY TYPE	BEDROOMS	BATHROOMS	TENURE
Apartment	×2	×1	Leasehold



+8

Key features

- Beautifully Presented Larger Than Average First Floor Apartment
- Modern Four Piece Bathroom Suite
- Two Double Bedrooms
- Allocated Parking Space Plus Visitor Parking
- Spacious Lounge/Dining Room With Woodland Views
- Sought After Location - Close To Metrolink, Motorway Networks And Prestwich Village
- Open Plan Modern Kitchen With Integrated Appliances
- Gas Fired Central Heating with Radiators Throughout

Property description

Nestled in a sought-after location, this beautifully presented larger than average first floor apartment offers generous living spaces and stunning woodland views. As you step into the property and through the hallway, you are greeted by a spacious lounge/dining room bathed in natural light, creating a warm and inviting atmosphere. The windows and Juliet balcony provide a picturesque outlook, allowing you to connect with nature and enjoy the tranquillity of the surrounding area.

The accommodation comprises two double bedrooms, offering ample space for relaxation and restful nights. The modern four-piece bathroom suite exudes style, seamlessly blending luxury and functionality. A highlight of this property is the open plan modern kitchen with integrated appliances, perfect for preparing delicious meals and entertaining guests.

Convenience is key, with this property situated close to Metrolink, motorway networks, and the vibrant Prestwich Village. Commuting to the city centre or nearby towns is effortless, making this apartment an ideal choice for professionals seeking a tranquil retreat with excellent transport links. Furthermore, gas-fired central heating with radiators throughout ensures year-round comfort, allowing you to enjoy the space to its full potential regardless of the season.

2. The outside space of this apartment does not disappoint. The communal areas are meticulously maintained, contributing to the overall aesthetic appeal of the development. As you approach the property, you will be greeted by a well-manicured lawn, elevating the sense of luxury and sophistication.

For those with vehicles, an allocated parking space is provided, ensuring convenience and ease for residents. Additionally, visitor parking is available, allowing your friends and family to effortlessly visit and admire your new home. If on-street parking is preferred, there is ample space available nearby, providing an alternative for residents and guests.

In conclusion, this property presents an excellent opportunity for anyone seeking a spacious and well-presented apartment in a highly desirable location. With its woodland views, ample living spaces, and close proximity to transport links and amenities, this apartment is a true gem. Whether you are a first-time buyer, a couple starting a family, or a professional looking for a peaceful retreat, this property ticks all the boxes. Don't miss out on the chance to make this stunning apartment your new home.

Additional Information

The vendor informs us the property is Leasehold 999 years with a ground rent of £100 per annum - Subject to solicitors confirmation

There is a management charge of £588 every six months subject to solicitors confirmation

Gas fired central heating system

EPC Rating: B

Communal Garden

Well Maintained Communal Areas.

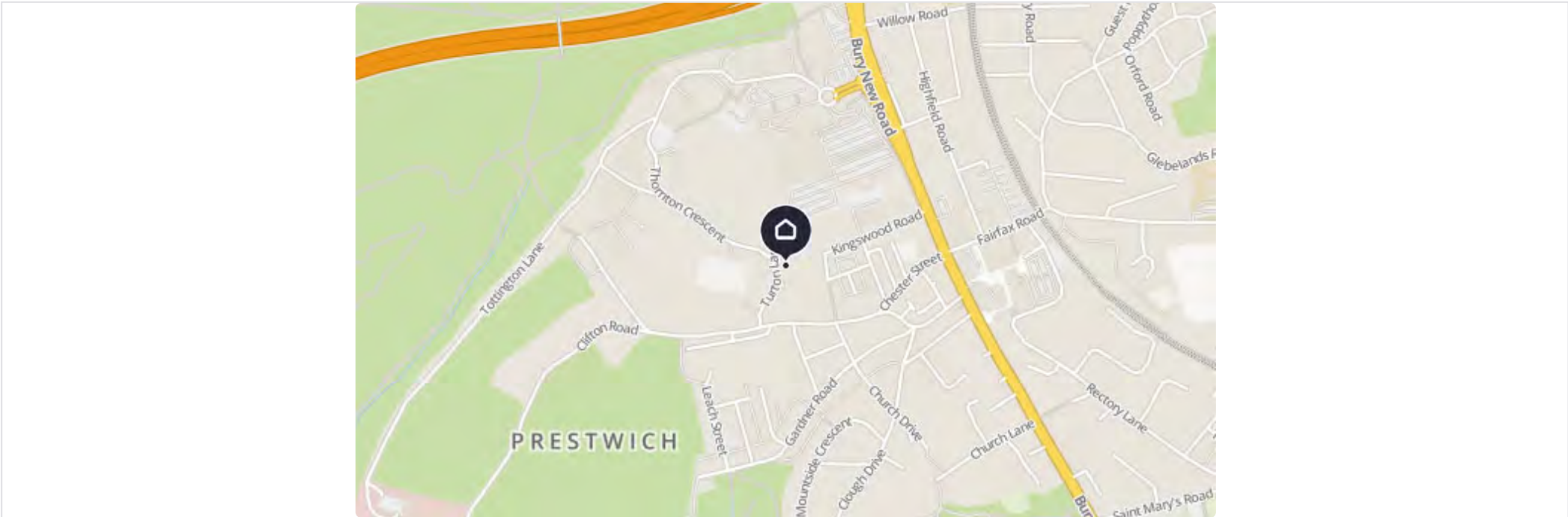
Tenure: Leasehold ⓘ

For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent

Council Tax ⓘ

Band: B

Baytree Court, Prestwich, M25



NEAREST STATIONS

- Prestwich Tram Stop0.3 miles
- Besses 'o th' Barn Tram Stop0.6 miles
- Heaton Park Tram Stop1.0 miles

Broadband speed

▼

Property sale history

▼

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About the agent

Clive Anthony Sales & Lettings, North Manchester
487 Bury New Road, Prestwich, M25 1AD

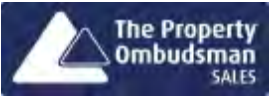


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Industry affiliations



Stamp Duty calculator



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Select▼

£ 225,000

Calculate

Notes

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🏠 Similar to this property



£195,000

Flat 2 | 1

Eagles Nest, Prestwich



£180,000 Offers in Exce...

Apartment 2 | 1

Eagles Nest, Butterstile Lane, Prestwich.



£150,000 Offers in Exce...

Flat 2 | 1

Brentwood Court, Lowther Road, Prestwich



£210,000

Flat 2 | 2

The Atrium Bury Old Road, Whitefield, Manchester

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SOLD STC

Cedar Court, Longfield Centre, Prestwich,
Manchester, M25

£200,000 



MARKETED BY
Thornley Groves, Prestwich
493 Bury New Road, Prestwich, Manchester, M25 1AD



Call agent: 0161 524 9399

Request details

PROPERTY TYPE



Flat

BEDROOMS



x2

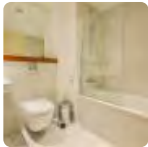
BATHROOMS



x2

TENURE 

Leasehold



+4



Property description

No Chain - Stunning Two-Bedroom Garden Apartment in Central Longfield Centre

Discover immaculate living in this captivating two-bedroom, two-bathroom garden apartment nestled within the heart of the prestigious Longfield Centre development. The property is offered with no onward chain, ensuring a seamless and efficient homebuying process.

Exuding charm and elegance, this apartment has been meticulously maintained to an exceptional standard, evident as you step inside. The living room beckons you with its patio doors leading to a communal entrance courtyard, providing a seamless blend of indoor-outdoor living. The garden area offers a serene escape to unwind and enjoy nature.

This delightful abode boasts two substantial double bedrooms, each generously adorned with ample wardrobe spaces, ensuring effortless storage and organisation. The main bedroom further delights with a contemporary en-suite bathroom, epitomizing modern comfort.

The open plan living room and kitchen/diner form the heart of the home, boasting a well-proportioned layout that seamlessly combines living and dining spaces. The modern kitchen area is a culinary enthusiast's dream, equipped with fitted white goods and finished to a fantastic standard.

Completing this remarkable apartment is the family bathroom, featuring a bath with shower over, WC, and sink, all elegantly appointed for your convenience. Additional storage space is thoughtfully provided by a separate storage cupboard, housing the water heater.

Don't miss the opportunity to make this exceptional garden apartment your own. Reach out today to schedule your private viewing and experience the epitome of stylish, no-chain living in the heart of Longfield Centre.

No Chain - Stunning Two-Bedroom Garden Apartment in Central Longfield Centre

Discover immaculate living in this captivating two-bedroom, two-bathroom garden apartment nestled within the heart of the prestigious Longfield Centre development. The property is offered with no onward chain, ensuring a seamless and efficient homebuying process.

Brochures

Particulars

Tenure: Leasehold ⓘ

GROUND RENT ⓘ

£300 per year

ANNUAL SERVICE CHARGE ⓘ

£1115.22

LENGTH OF LEASE ⓘ

128 years left

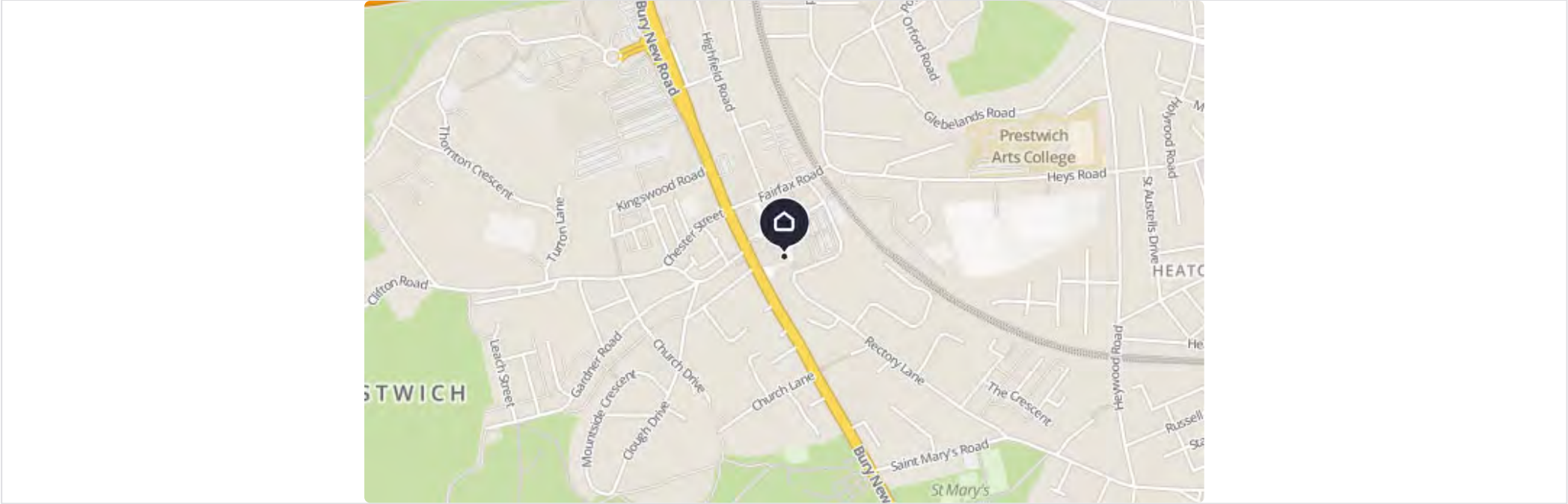
Energy Performance Certificates ⓘ

EPC Rating Graph

Council Tax ⓘ

Band: C

Cedar Court, Longfield Centre, Prestwich, Manchester, M25



NEAREST STATIONS

- Prestwich Tram Stop0.1 miles
- Besses 'o th' Barn Tram Stop0.6 miles
- Heaton Park Tram Stop0.7 miles

Broadband speed

▼

Property sale history

▼

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About the agent

Thornley Groves, Prestwich

493 Bury New Road, Prestwich, Manchester, M25 1AD

Long before Altrincham Market transformed the area, our estate agency and team blossomed in its leafy suburbs. Multiply this by ten – into North, South, and Central Manchester – and fast forward 30 years - our property knowledge has risen with the city's cranes and suburban trees.

By keeping up with the growth trends and skyline of the UK's second city, our team is primed to help people buy, sell, let, and rent property across the region. [Read more](#)

Stamp Duty calculator

I am...Property price

Select▼

£ 200,000

Calculate

Notes

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Add your thoughts on this property...

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SOLD STC

Longfield Centre, Prestwich, Manchester, Greater Manchester, M25

£200,000



MARKETED BY
Thornley Groves, Prestwich
493 Bury New Road, Prestwich, Manchester, M25 1AD



Call agent: 0161 524 9399

Request details

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Flat	×2	×2	678 sq. ft. (63 sq. m.)	Leasehold

No floorplan



+14

Key features

- Luxury Apartment
 - Two Double Bedrooms
 - Two Bathrooms
 - Sold with no onward chain
- Stunning Views
 - Large Balcony
 - Underground Resident Parking

Property description

Thornley Groves are delighted to offer this 5th floor, lift-assisted, two double bedroomed apartment offering spacious, well presented accommodation throughout along with the benefit of 24-hour concierge service, electric heating, UPVC double glazed windows and one underground car parking space (with lift access directly into the development). With accommodation of a private entrance hall, open plan living and kitchen area, lounge wityh large balcony offering stunning views towards the city centre. A utility/ laundry room, master bedroom with en suite shower room, a further double bedroom and three piece bathroom with shower.

A modern and ever-popular development located at the heart of Prestwich Village with its many amenities including restaurants, bars, shops, bus routes into Manchester, Bury and beyond and only a short walk to Prestwich Metrolink station.

* * Cash Buyers Only * *

The apartment comes with one allocated parking space in the underground car park.

The property is in Council Tax Band C

We have been advised by the vendor that the property is Leasehold with an annual ground rent of £75.00

The lease was 150 years from 2002

We have been advised by the vendor that the service charge is £2,064.38 per annum.

Tenure: Leasehold ⓘ

GROUND RENT ⓘ
£0 per year

ANNUAL SERVICE CHARGE ⓘ
£0

LENGTH OF LEASE ⓘ
Ask agent

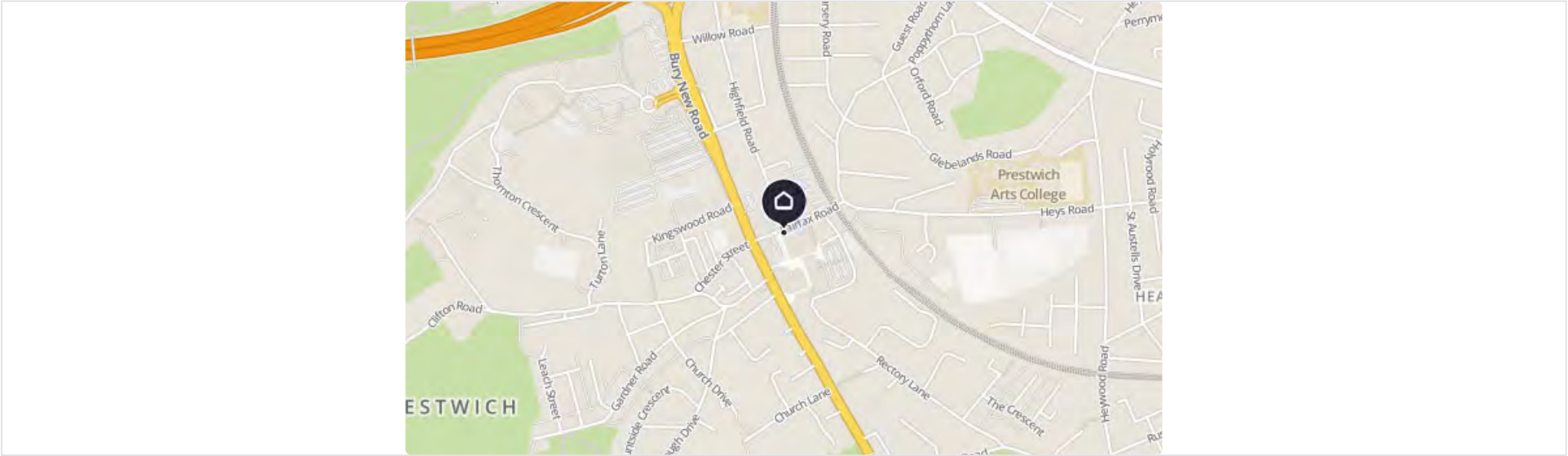
Energy Performance Certificates ⓘ

EPC Rating Graph

Council Tax ⓘ

Band: C

Longfield Centre, Prestwich, Manchester, Greater Manchester, M25



NEAREST STATIONS ⓘ

Prestwich Tram Stop

0.1 miles

Besses 'o th' Barn Tram Stop

0.6 miles

Heaton Park Tram Stop

0.8 miles

Broadband speed

▼

Property sale history

▼

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493 Bury New Road, Prestwich, Manchester, M25 1AD



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By keeping up with the growth trends and skyline of the UK's second city, our team is primed to help people buy, sell, let, and rent property across the region. We're locals and [Show less](#)

Stamp Duty calculator ⓘ

I am...

Property price

Select ▼

£ 200,000

Calculate

Notes ⓘ

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Add your thoughts on this property...

Similar to this property

£245,000

Offers Over

Flat

2 | 2

Holyrood House, 434 Bury Old Road, M25 1PQ

£179,950

Apartment

2 | 2

Hornby Lodge, Prestwich Park Road South, M25

£285,000

Guide Price

Apartment

2 | 1

Broadfield Court, Park View Road, Prestwich, Manchester

£195,000

Flat

2 | 1

Eagles Nest, Prestwich

£180,000

Offe

Apartment

1

Eagles Nest, Butterstile Prestwich.

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Cedar Court, Longfield Centre, Prestwich M25 1GZ

Offers in Excess of

£129,950



MARKETED BY

Melissa Berry Sales & Lettings, Prestwich

455 Bury New Road, Prestwich, Manchester, M25 1AF



Call agent: 0161 524 8807

Request details

PROPERTY TYPE

Apartment

BEDROOMS

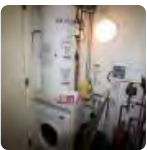
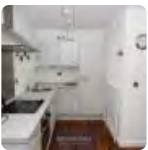
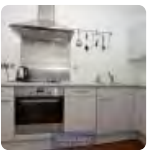
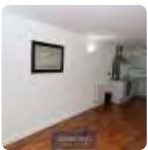
×1

BATHROOMS

×1

TENURE

Leasehold



+8

Key features

- Superb Investment Opportunity in the Radius complex in the heart of Prestwich Village
 - Private parking space in underground car park
 - Third floor one 'double' bedroom apartment
 - Well presented accommodation offered with immediate vacant possession
 - Lounge area with access out to balcony overlooking the gardens
- Prestwich Village to undergo substantial multi million pound redevelopment
 - Large communal gardens within the development
 - Lift to all floors and concierge in main reception area
 - Fitted kitchen with integrated appliances - Shower room with double shower enclosure
 - Please note: we are not aware whether this Block currently has an EWS1 certificate

Property description

SUPERB INVESTMENT OPPORTUNITY
WELL PRESENTED APARTMENT IN CENTRE OF VILLAGE AT THIS PRICE
POSSIBLE RENTAL INCOME OF £900.00 PCM

We are pleased to bring to the market this modern one bedroom, fourth floor apartment in the heart of Prestwich Village at Cedar Court, Longfield Centre.The property briefly comprises of; open plan lounge with balcony offering a courtyard view/modern kitchen with integrated appliances, spacious bedroom with storage/wardrobe and a bathroom with walk in shower, wash hand basin & WC. There is also a useful utility room housing the water tank and plumbed for an automatic washing machine. There is a concierge desk to the ground floor and the building is lift assisted. The apartment is heated by an electric heating system and has an intercom entry systemExternally, the development is set within well maintained grounds with a secure unground car park and private parking space*Please note: we are not aware if this Block currently has an EWS1 certificate

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise.

Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Brochures

Full Details

Tenure: Leasehold ⓘ

GROUND RENT ⓘ

£150 per year (Ask agent about the review period) ⓘ

ANNUAL SERVICE CHARGE ⓘ

£1270

LENGTH OF LEASE ⓘ

129 years left

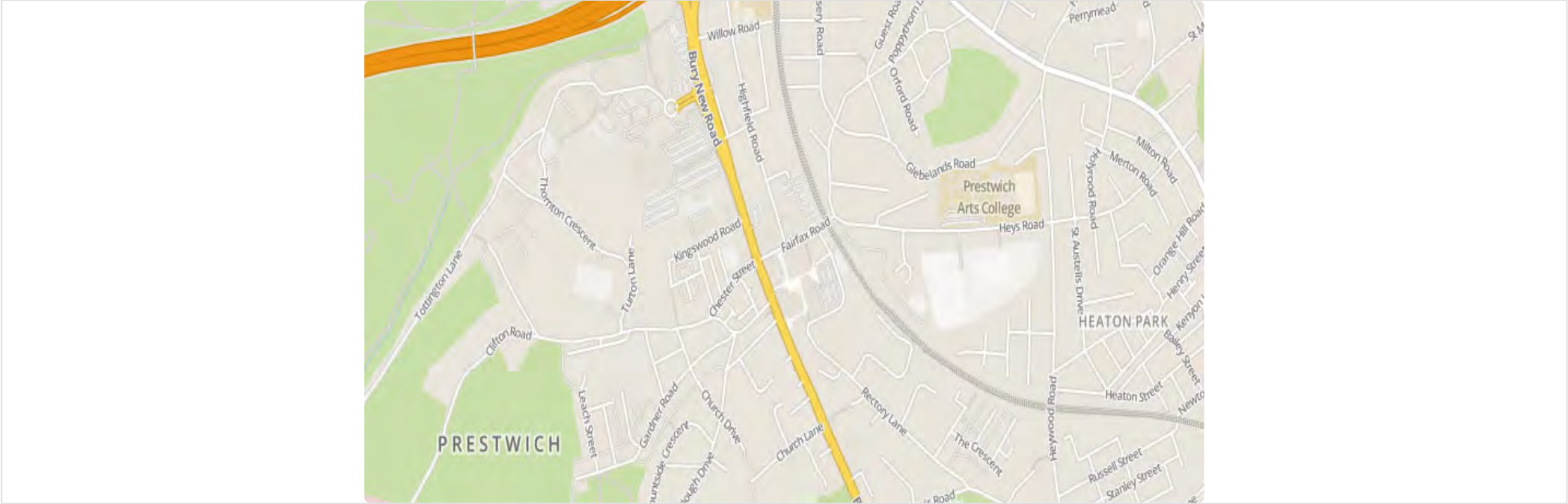
Energy Performance Certificates ⓘ

Energy Performance Certificate

Council Tax ⓘ

Band: B

Cedar Court, Longfield Centre, Prestwich M25 1GZ



NEAREST STATIONS

-  Prestwich Tram Stop0.1 miles
-  Besses 'o th' Barn Tram Stop0.6 miles
-  Heaton Park Tram Stop0.8 miles

 Broadband speed

▼

 Property sale history

▼

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About the agent

Melissa Berry Sales & Lettings, Prestwich

455 Bury New Road, Prestwich, Manchester, M25 1AF

Welcome to Melissa Berry, Sales & Lettings

Melissa Berry Sales and Lettings are a local, traditional and well established residential estate agency, which is run under the daily supervision of the owner, and specialises in all aspects of property sales, lettings and management in Prestwich, Whitefield and the surrounding area.

[Read more](#)

Stamp Duty calculator

I am...Property price

Select▼

£ 129,950

Calculate

Notes

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Add your thoughts on this property...

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SOLD STC

Lowther Road, Prestwich, Manchester, Greater Manchester, M25

£150,000



MARKETED BY
Thornley Groves, Prestwich
493 Bury New Road, Prestwich, Manchester, M25 1AD



Call agent: 0161 524 9399

Request details

PROPERTY TYPE



Flat

BEDROOMS



×1

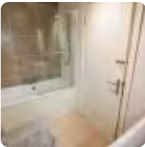
BATHROOMS



×1

TENURE

Leasehold



+2

Key features

- No Chain
- Garage
- Modern

Property description

Welcome to your dream one-bedroom apartment nestled in a popular residential pocket of Prestwich. This spacious and elegant residence offers a lifestyle of comfort and convenience, featuring a private garage and enchanting communal gardens.

As you step inside, you are greeted by an open and airy living space designed to maximize both functionality and aesthetics. The living room boasts abundant natural light streaming in through large windows, casting a warm and inviting glow across the room.

The well-appointed kitchen is a culinary enthusiast's delight, equipped with modern appliances and ample counter space.

The bedroom is a tranquil retreat, spacious enough to accommodate a king-sized bed and additional furnishings. A bathroom with modern fixtures and a soothing colour palette completes this private sanctuary.

One of the standout features of this apartment is the private garage, ensuring that your vehicle is protected from the elements and easily accessible. No more searching for parking or dealing with inclement weather when you return home.

Leasehold 952 years
Service charge £960 PA
Ground rent £25 PA

Tenure: Leasehold ⓘ

GROUND RENT ⓘ
£25 per year

ANNUAL SERVICE CHARGE ⓘ
£960

LENGTH OF LEASE ⓘ
951 years left

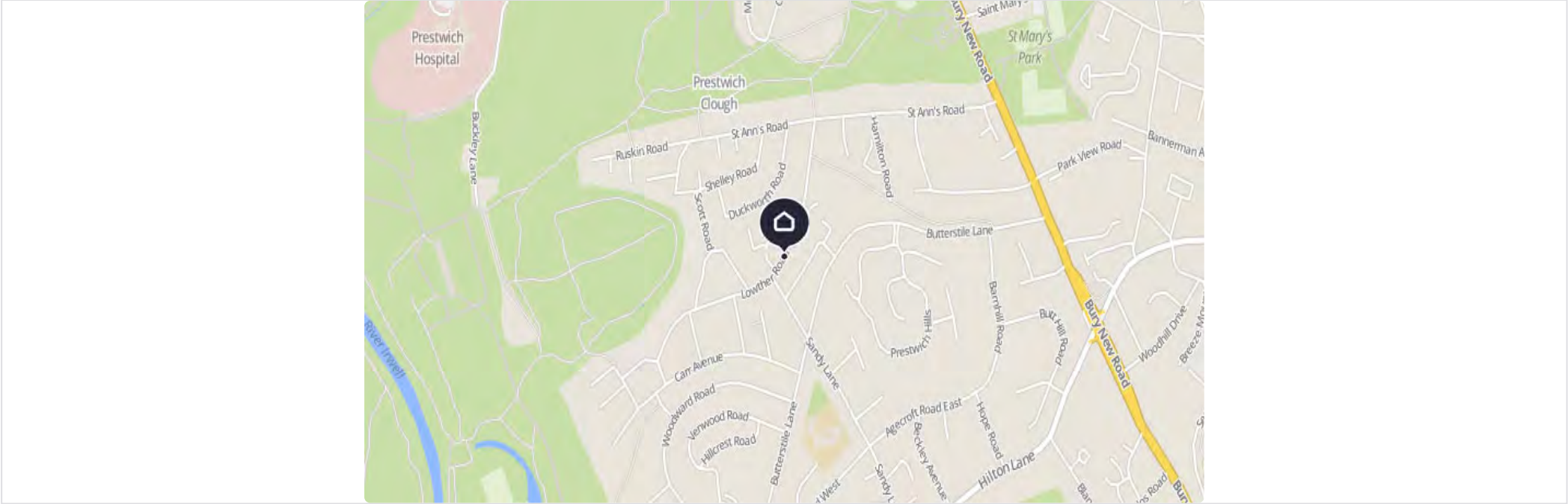
Energy Performance Certificates ⓘ



Council Tax ⓘ

Band: A

Lowther Road, Prestwich, Manchester, Greater Manchester, M25



NEAREST STATIONS

-  Prestwich Tram Stop0.6 miles
-  Heaton Park Tram Stop1.0 miles
-  Clifton Station1.1 miles

 **Broadband speed**

▼

 **Property sale history**

▼

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About the agent

Thornley Groves, Prestwich

493 Bury New Road, Prestwich, Manchester, M25 1AD

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Stamp Duty calculator

I am...Property price

Select▼

£ 150,000

Calculate

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Eagles Nest, Butterstile Lane, Prestwich.

Offers in Excess of
£180,000



MARKETED BY
Clive Anthony Sales & Lettings, North Manchester
487 Bury New Road, Prestwich, M25 1AD



Call agent: 0161 524 6870

PROPERTY TYPE
Apartment

BEDROOMS
x2

E
x1

Request details
926 sq. ft.
(86 sq. m.)

TENURE
Lease



+8

Key features

- First Floor Lift Assisted Apartment With A Balcony
- Fitted Dining Kitchen With Integrated Double Oven/Grill and Four Ring Hob; Integrated Fridge/Freezer
- Three Piece Shower Room/WC Plus Guests WC
- Garage And Communal Parking Spaces
- NO ONWARD CHAIN
- Spacious Lounge/Dining Room With Sliding Patio Door Onto The Balcony
- Two Large Double Bedrooms With Fitted Furniture
- Attractive Communal Gardens Which Are Well Stocked
- Popular Location With Easy Access To St Marys Park; Prestwich Village And Motorway Networks

Property description

This first-floor lift-assisted apartment is a true gem for those seeking comfortable living in a popular location. Boasting a balcony, this property offers an abundance of natural light and a lovely outdoor space to relax and unwind. The spacious lounge/dining room is a brilliant hub for entertaining guests, complete with a sliding patio door that leads to the balcony, allowing for seamless indoor-outdoor living.

The fitted dining kitchen is equipped with integrated double oven/grill and a four-ring hob, as well as an integrated fridge/freezer. The generous counter space ensures ample room for preparation and storage. The property offers two large double bedrooms, each adorned with fitted furniture, providing a comfortable and organised living environment. Additionally, there is a three-piece shower room/WC and a guest WC, ensuring convenience for both residents and their visitors.

This apartment is perfect for those looking for a peaceful retreat, with its attractive communal gardens that are well stocked and meticulously maintained. Nature enthusiasts will appreciate the lush greenery and floral displays, providing a serene escape right at their doorstep. The property also includes a garage and communal parking spaces, ensuring convenient and secure parking options for residents and their guests.

Situated in a popular location, this apartment offers easy access to St Marys Park, Prestwich Village, and various motorway networks. Residents will enjoy the convenience of nearby amenities, including shops, cafes, and restaurants, while also benefiting from fantastic connectivity to major transport routes.

Offered with no onward chain, this property presents a fantastic opportunity to secure a well-appointed apartment in a sought-after area. Whether you are a first-time buyer, a downsizer, or an investor, this property ticks all the boxes for comfortable and convenient living. Don't miss out on this wonderful opportunity - arrange a viewing today and envision yourself enjoying the lifestyle and tranquillity this apartment has to offer.

Additional Information

Gas fired central heating system. Council Tax Band C. The vendor informs us the property is Leasehold 999 years with a ground rent of £25 per annum (Subject to solicitors confirmation) The vendor informs us there is a management charge of £160 per month (Subject to solicitors confirmation)

EPC Rating: C

Garden

Well stocked and maintained communal gardens

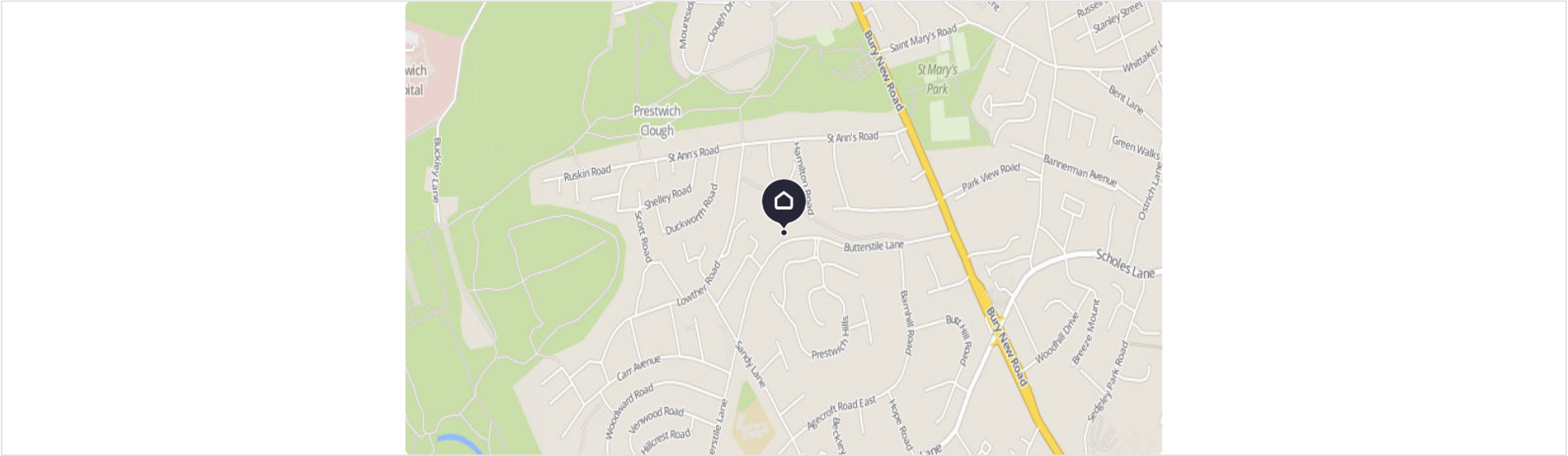
Tenure: Leasehold ⓘ

For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent

Council Tax ⓘ

Band: C

Eagles Nest, Butterstile Lane, Prestwich.



NEAREST STATIONS 	
Prestwich Tram Stop	0.6 miles
Heaton Park Tram Stop	0.8 miles
Besses 'o th' Barn Tram Stop	1.1 miles

Broadband speed

Property sale history

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About the agent

Clive Anthony Sales & Lettings, North Manchester

487 Bury New Road, Prestwich, M25 1AD

Property Experts for Prestwich & Whitefield

From our state of the art high street premises we are proud to be Prestwich and Whitefield's market leading, independent property experts.

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Industry affiliations

Stamp Duty calculator

I am...

Select

Property price

£ 180,000

Calculate

Notes

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Apt 9, Broadfield Court Park View Road, Prestwich
Manchester

In Excess of £160,000

cliveanthony
Sales & Lettings

Apartment 9

Broadfield Court Park View Road,
Manchester

Broadfield Court was purpose built in 2016 by McCarthy & Stone for retirement living. The development consists of 48 one and two-bedroom retirement living plus apartments for the over 70s and 14 retirement living apartments for the over 60s. Council Tax band: B

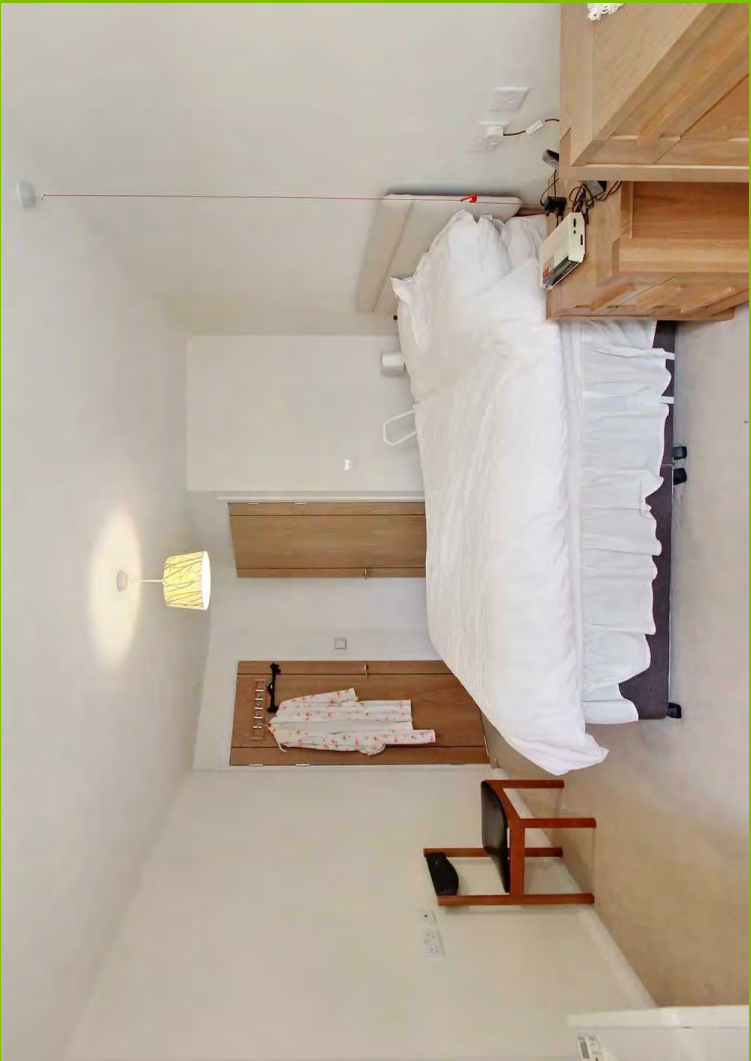
Tenure: Leasehold

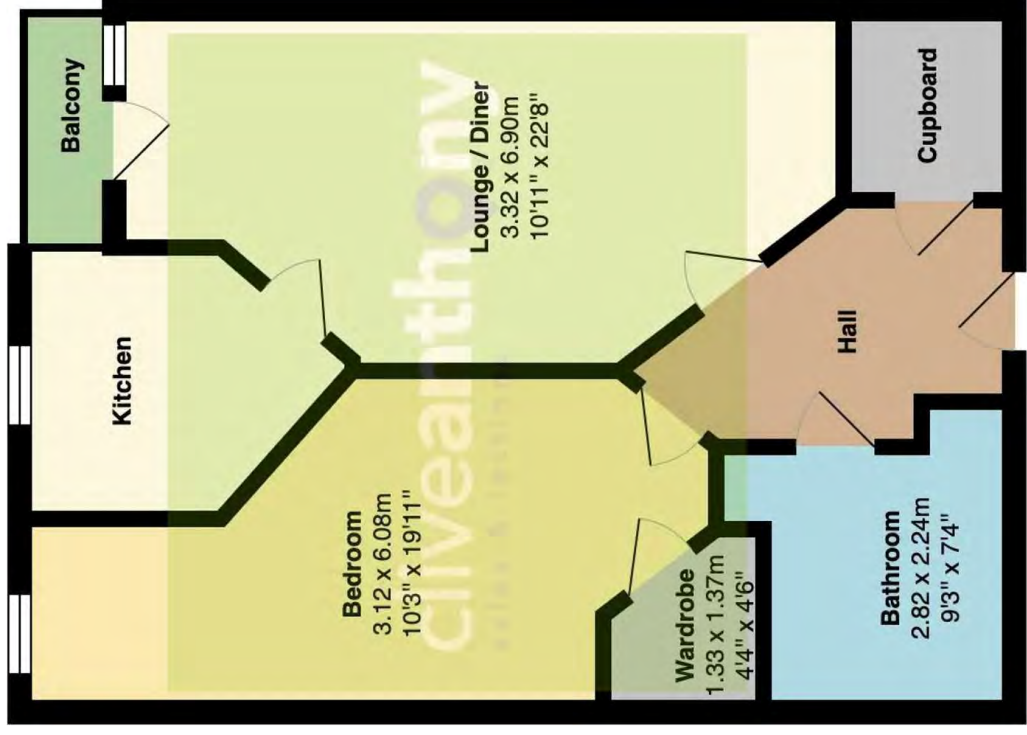
- Spacious Recently Purpose-Built One Bedroom Retirement Property - Over 70's
- First Floor, with A Balcony, Views and A Lift
- Open Plan Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Attractive Large Anti-Slip Wet Room
- On-Site Bistro and Owners' Lounge
- Range of In-House Facilities and Services
- Well-Manicured Communal Garden Grounds
- On-Site CQC Management from 7am to 11pm
- 24-Hour Careline











Ground Floor
Area: 60.2 m² ... 648 ft²



Clive Anthony Sales & Lettings

487 Bury New Road, Prestwich – M25 1AD

0161 773 1111

street@cliveanthony.co.uk

www.cliveanthony.co.uk

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sales & lettings



SOLD STC

Park View Road, Prestwich, Manchester, M25 1QF



MARKETED BY

McCarthy & Stone Resales, Bournemouth

100 Holdenhurst Road, Bournemouth, BH8 8AQ

McCARTHY STONE
RESALES

Guide Price

£175,000



Call agent: 03455 564122

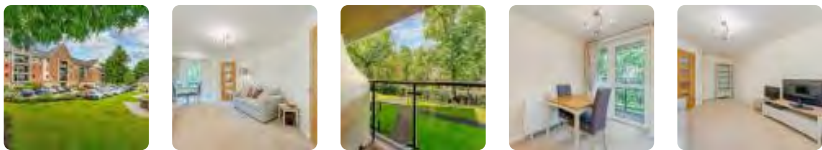
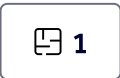
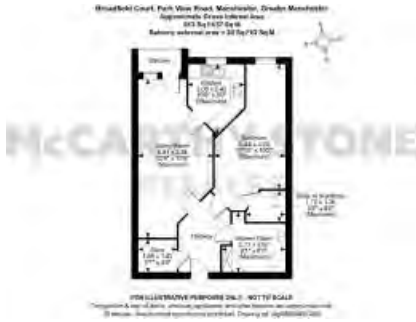
Request details

PROPERTY TYPE
Apartment

BEDROOMS
×1

BATHROOMS
×1

TENURE
Leasehold



+16

Key features

- One bedroom first floor apartment
- On-site Estate Managers available from 7am until 11pm
- On-site bistro serving hot food through the day
- Guest suite for friends and family
- Part exchange scheme available
- Walk out balcony
- 24 hour careline
- Extra care packages available by arrangement
- Homeowners social lounge

Property description

A ONE BEDROOM RETIREMENT APARTMENT with WALK OUT BALCONY on the first floor of this MCCARTHY STONE Retirement Living PLUS (Lite) development for the over 70's. Close to Prestwich Village with an abundance of local amenities, with great transport links.

Broadfield Court - Broadfield Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 48 one and two-bedroom retirement living plus lite apartments for the over 70s and 14 retirement living apartments for the over 60s. There is an Estates Manager and team available from 7am until 11pm for help and support on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens and a on-site Bistro serving hot food through the day. There is a guest suite for visitors who wish to stay (additional charges apply).

Local Area - Broadfield Court is situated in Prestwich, and is located close to the shopping precinct and convenience shops on Rectory Lane and Bury New Road. Adjoining this new precinct is Marks & Spencer Simply Food, whilst the large Tesco Extra Supermarket is little further away. There is also Sedgley Parks shops, which include a Sainsburys local, Lidl and a Post Office which are just South of the site. The site is very prominent on Bury New Road, which is one of the main arterial routes in and out of Manchester city centre. The town has some very good residential areas close by including, Prestwich Park, Sedgley Park, Broughton Park and Whitefield.

Entrance Hall - Front door with spy hole and letterbox leads to the large entrance hall. The 24-hour Tunstall emergency response pull cord system is situated in the hall along with the apartment security door entry system with intercom and emergency pull cord, illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and shower room.

Lounge - This beautifully presented lounge is well appointed offering ample room for dining and has the benefit of double glazed French door opening onto balcony with garden views. There are TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets and a wall mounted electric heater. Partially double glazed doors lead onto a separate kitchen.

Kitchen - A stylish and modern kitchen with cream ceramic flooring and a range of wall and base units with chrome handles and a black stone effect worktop over. Stainless steel sink and drainer with mono lever tap. Raised level oven, ceramic hob with cooker hood over, integral fridge freezer and under pelmet lighting. An electric opening UPVC double glazed window overlooks the front of the development.

Bedroom - A spacious double bedroom with walk-in wardrobe with hanging rails and shelving. Ceiling lights, TV and phone point, raised power points and a wall mounted electric heater.

Wetroom - Fully tiled with anti-slip flooring throughout and fitted with suite comprising of level access shower with hand rail and shower curtain, WC, vanity unit with inset sink and illuminated mirror above. Electric heated towel rail, wall mounted fan heater and emergency pull cord.

- Service Charge** -
- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - Window Cleaning (outside only)
 - 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
 - Thirty minutes of domestic support per week is included in the service charge
 - Running of the on-site restaurant
 - Intruder alarm system

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

Service charge £7,203.00 per annum (for financial year end 30th Sept 2023)

Leasehold Information - Lease Length: 999 Years from 2016
Ground rent: £435 per annum
Ground rent review: January 2031
Managed by: Your Life Management Services

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 Estates Manager on site for availability.

Brochures

Park View Road, Prestwich, Manchester, M25 1QF

EAC

Tenure: Leasehold ⓘ

GROUND RENT ⓘ	ANNUAL SERVICE CHARGE ⓘ	LENGTH OF LEASE ⓘ
£435 per year (Ask agent about the review period) ⓘ	£7203	992 years left

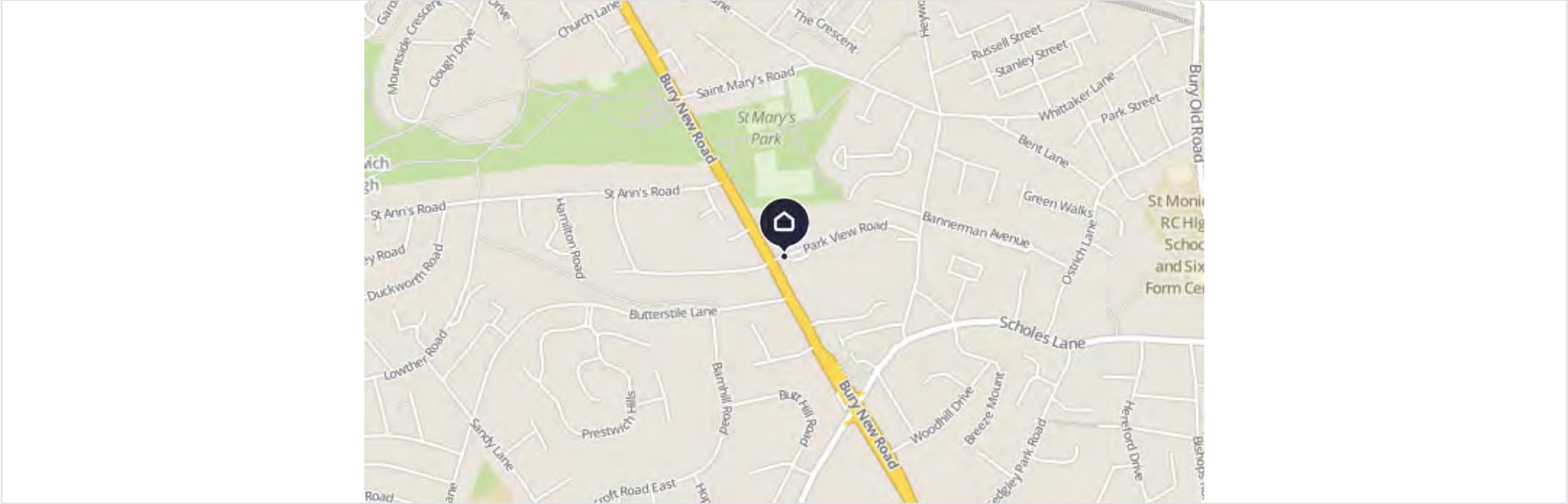
Energy Performance Certificates ⓘ

EE Rating

Council Tax ⓘ

Band: B

Park View Road, Prestwich, Manchester, M25 1QF



NEAREST STATIONS

- Prestwich Tram Stop0.5 miles
- Heaton Park Tram Stop0.6 miles
- Besses 'o th' Barn Tram Stop1.1 miles

Broadband speed

▼

Property sale history

▼

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About the agent

McCarthy & Stone Resales, Bournemouth

100 Holdenhurst Road, Bournemouth, BH8 8AQ

McCARTHY STONE RESALES
Committed to supporting our customers

Specialising in McCarthy Stone managed properties only, our dedicated Resales team support customers when the time comes to sell their retirement property. We aim to make selling easier, handling everything from valuation through to completion.

[Read more](#)

Stamp Duty calculator

I am...Property price

Select▼

£ 175,000

Calculate

Notes

These notes are private, only you can see them.

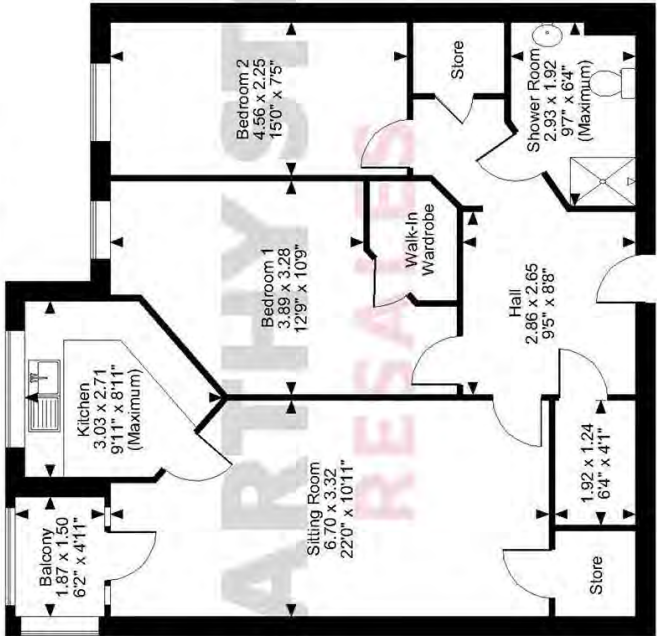
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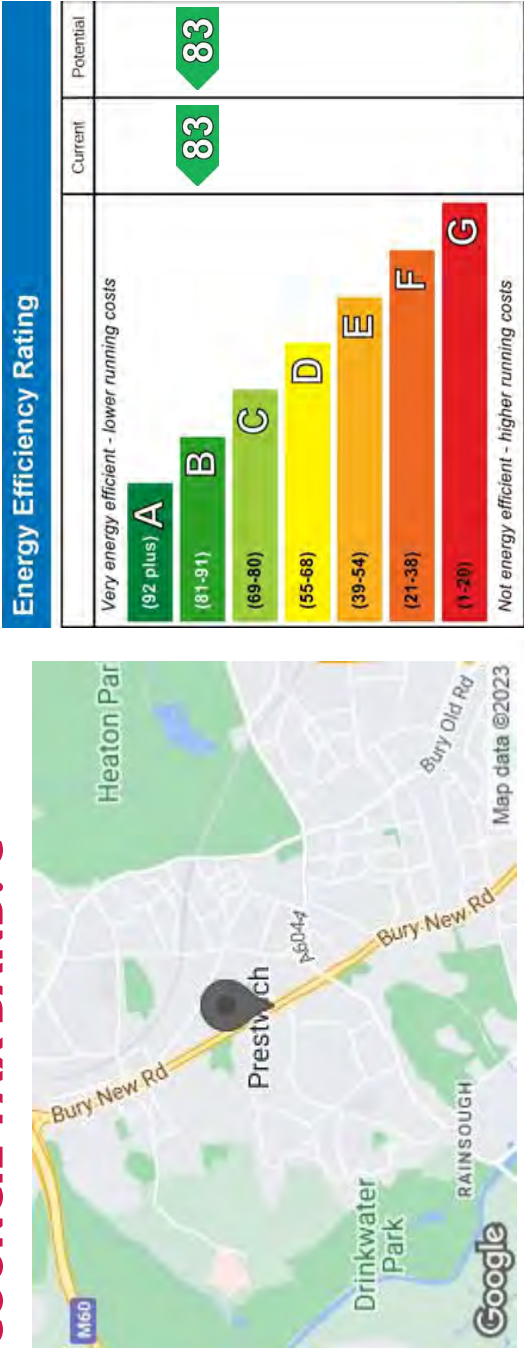
Map data ©[OpenStreetMap](#) contributors.

Broadfield Court, Park View Road, Manchester
Approximate Gross Internal Area
831 Sq Ft/77 Sq M
Balcony external area = 27 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



McCarthy Stone RESALES

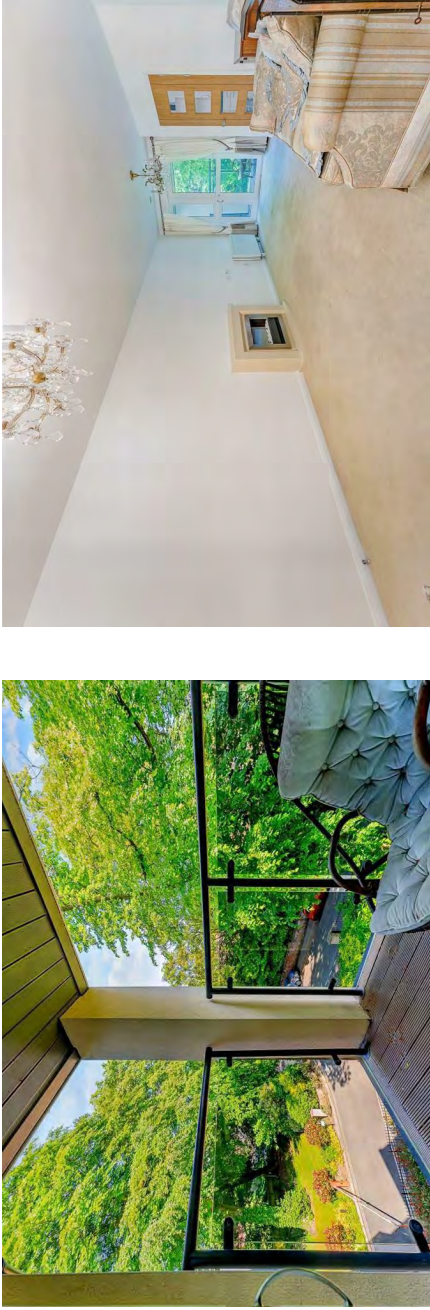
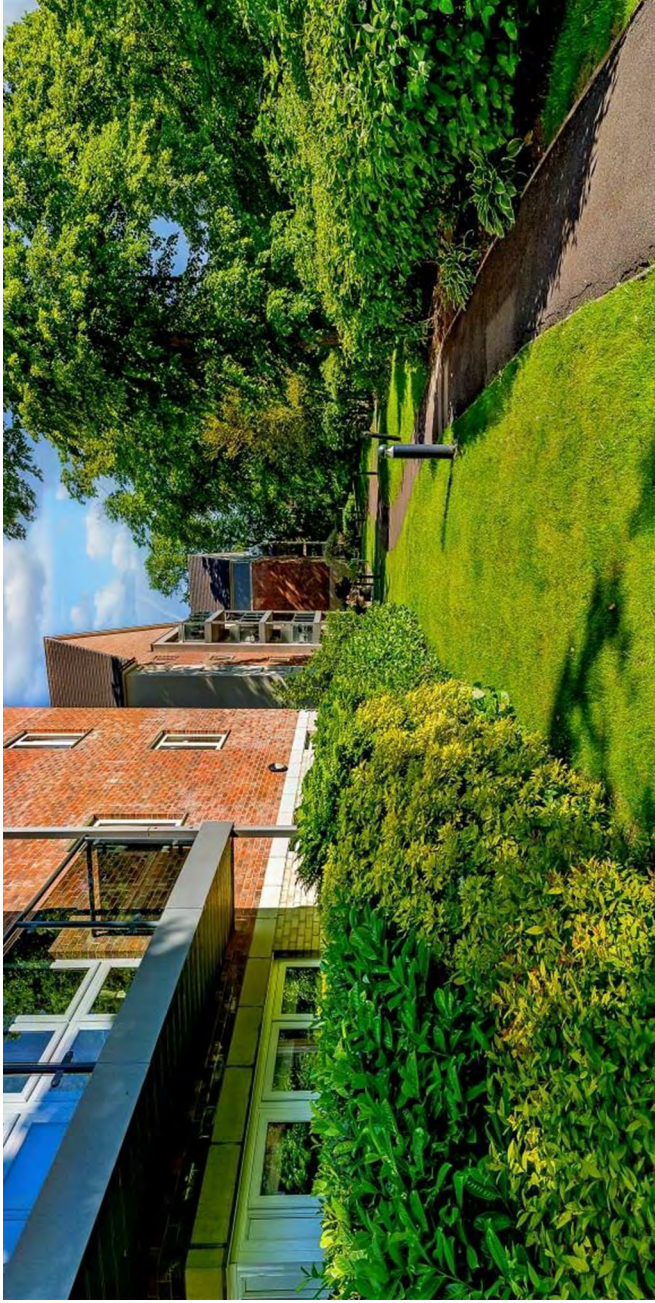
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McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ, Registered in England and Wales No. 10716544



McCarthy Stone RESALES

41 BROADFIELD COURT PARK VIEW ROAD, MANCHESTER, M25 1QF



A TWO BEDROOM apartment with southerly aspect WALK OUT BALCONY on the third floor of a MCCARTHY STONE Retirement Living PLUS development for the over 70's. Close to Prestwich Village with an abundance of local amenities, with great transport links.

ASKING PRICE £285,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BROADFIELD COURT. PARK VIEW ROAD, PRESTWICH, MANCHESTER

Broadfield Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 48 one and two-bedroom retirement living plus apartments for the over 70s and 14 retirement living apartments for the over 60s. There is an Estates Manager and team available from 7am until 11pm for help and support on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens and a on-site Bistro serving hot food through the day. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability.

It is a condition of purchase that all residents must meet the age requirements of 70 years. 1/2 hour of domestic support per week is included in the service charge at Broadfield Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

LOCAL AREA

Broadfield Court is situated in Prestwich, and is located close to the shopping precinct and convenience shops on Rectory Lane and Bury New Road. Adjoining this new precinct is Marks & Spencer Simply Food, whilst the large Tesco Extra Supermarket is little further away. There is also Sedgley Parks shops, which include a Sainsburys local, Lidl and a Post Office which are just South of the site. The site is very prominent on Bury New Road, which is one of the main arterial routes in and out of Manchester city centre. The town has some very good residential areas close by including, Prestwich Park, Sedgley Park, Broughton Park and Whitefield.



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. From the hallway there are two walk-in storage/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

Spacious room with large window and door leading to a walk out balcony. Additional useful room off the lounge provides extra storage. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Dishwasher.

BEDROOM ONE

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point. Additional fitted mirrored wardrobes.

BEDROOM TWO

Spacious second bedroom. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Chrome heated towel rail.

SERVICE CHARGE

- Cleaning of communal windows



2 BED | £285,000

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £11,059.92 per annum (for financial year end 30th sept 2024)

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 Estates Manager on site for availability.

LEASEHOLD

999 years from 2016

GROUND RENT

Ground rent: £510 per annum
Ground rent review: Jan 2031

