



Flat 39 Hodgson Court, 45 Burnage Lane, Burnage,
Manchester M19 2HE

JohnMellor



We are delighted to offer for sale with No Vendor Chain this immaculately presented two double bedroom retirement apartment, offering light and airy spacious accommodation. Situated in a sought after McCarthy and Stone development built in 2008 with landscaped communal areas and close to a range of local amenities and transport links. Residents must be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years. With the advantage of an in house manager and careline system giving residents peace of mind, plus facilities include, lift to all floors, communal lounge, guest suite, laundry room, plus a car park which operates on a waiting list system.

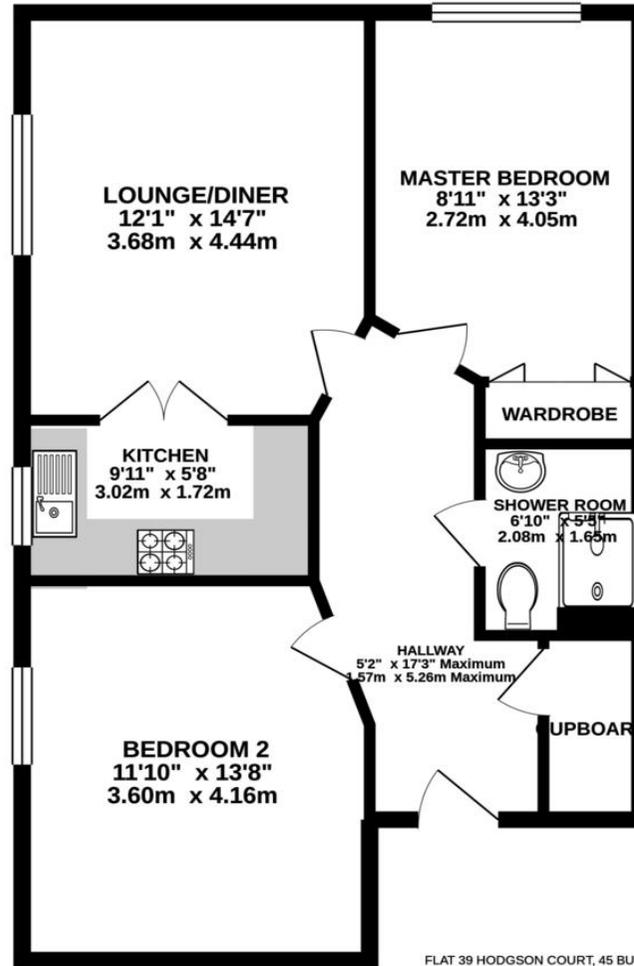


This generous apartment also includes a spacious hall with large storage cupboard, modern fitted kitchen with integral appliances and stylish shower room with large walk in shower enclosure. Benefitting from double glazing throughout and solar panels which heats the hot water a viewing is essential of this most desirable apartment. The charges include - service charge £3,611.98 per annum, £102.07 yearly drainage water charge, £105 yearly solar panel charge and a £425 yearly ground rent is payable.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 85 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

SECOND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



FLAT 39 HODGSON COURT, 45 BURNAGE LANE, BURNAGE M19 2HE

TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273