

Goldsborough Estates

A member of the **Bupa** group

APARTMENT 11
BROOKVIEW
BROOK LANE
ALDERLEY EDGE
CHESHIRE
SK9 7QG

Choose Brookview Assisted Living Apartments for your retirement, where your independence, security and peace of mind are our priority.



Goldsborough Estates are delighted to offer for sale this charming two bedroom apartment located on the ground floor and to the front of the development. This well presented apartment has been completely redecorated throughout and is ready for immediate occupation.

Offered with vacant possession and no onward chain. Viewing highly recommended.

GUIDE PRICE **£115,000** OFFERS INVITED

Currently Exempt from Stamp Duty

Freephone 0800 731 6287

www.goldsboroughestates.co.uk



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Brookview is a pleasant and friendly development set in beautiful and relaxing gardens.



External Images of Brookview, the residents lounge and the farmland to the rear of the development.

Brookview is conveniently situated close to the heart of Alderley Edge, and Wilmslow is only one mile away. The building itself has a tastefully furnished resident's lounge area and conservatory to the front, whilst boasting fantastic views over farmland and fields to the rear. This is a friendly and pleasant development, offering residents the option to participate in pre-lunch drinks on a regular basis.

Adding to the comfort and security of your home, Brookview Assisted Living offers the following facilities:

- ❖ Lift giving easy access to all floors.
- ❖ Carpeted communal areas.
- ❖ House Manager.
- ❖ Car Parking available
- ❖ Emergency Call System.
- ❖ Maintained garden area.
- ❖ Secure Main Entrance.

Situated adjacent to the BUPA Brookview Care Home, as a resident at the Brookview Apartments, you will be free to enjoy your retirement in the privacy of your own self contained apartment, with the peace of mind that a wide range of extra services and facilities are available to you on request, and need only be paid for if used.



The adjacent Brookview Care Home

The following services are available for your convenience and supplied by the adjacent Care Home. Please note that all services are subject to extra costs:

- ❖ **Meals:** Served either in the communal conservatory or in your own apartment. We are able to provide a sample menu with costs on request.
- ❖ **Laundry service**
- ❖ **Ironing service**
- ❖ **Maintenance service:** The availability of a maintenance man for minor repairs
- ❖ **Hairdresser:** The availability of a visiting Hairdresser
- ❖ **Cleaning:** Individual apartment cleaning can be arranged with a regular visiting contractor

In addition, and should the need arise, residents may discuss the option of respite care or long term care with the Centre Manager, by appointment.

'Goldsborough Estates Limited for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the vendor(s), Goldsborough Estates Limited, or any person in their employment. Comments in the description relating to the location, suitability for any purpose, aesthetic attributes and proximity to amenities are to be regarded as the vendor(s) or Goldsborough Estates Limited's opinion only and not a statement of fact. Room sizes quoted are approximate and given as an indication only.'

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Combining luxury and style with safety, security and ease of living this two bedroom ground floor apartment includes the following as standard.

- ❖ Entry security phone.
- ❖ Ample waist height power points.
- ❖ Electric central heating.
- ❖ 24 hour Emergency alarm system in each flat.

Goldsborough Estates are delighted to offer for sale this well presented two bedroom apartment situated on the ground floor and to the front of the development. This property has been completely re-decorated throughout and is ready for immediate occupation. Briefly comprising:

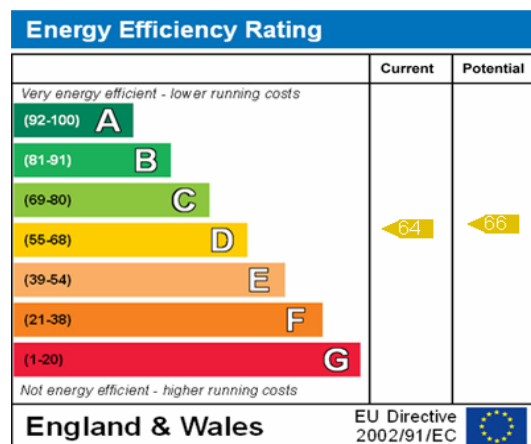
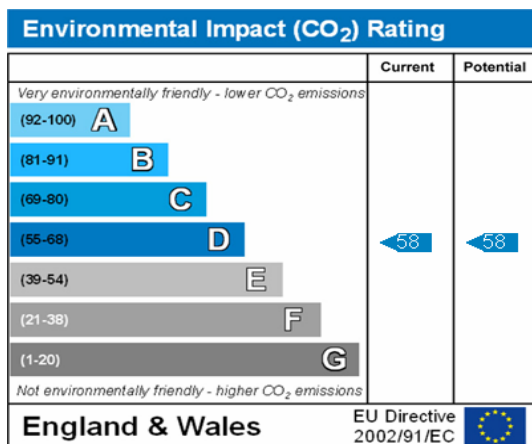
- ❖ Entrance hall
 - ❖ Storage cupboard enclosing emersion heater
- ❖ Light and spacious lounge with four windows overlooking the front of the development and room for a dining area
 - ❖ Separate fitted kitchen with white units
 - ❖ Master double bedroom
 - ❖ Second bedroom/study option with fitted corner storage unit
 - ❖ Bathroom with walk in shower, extractor fan and wall heater
 - ❖ Completely re-decorated throughout.

Goldsborough Estates is part of the BUPA Group and specialises in the management of luxury retirement property throughout the UK. With over 45 stylish developments in England and Wales, we offer a broad range of properties, purpose built for your security and comfort.

All our properties offer excellent facilities; we aim to ensure that all your needs are catered for whilst allowing you to retain your independence.

Our professional management team guarantee a first class service and is dedicated to providing you with peace of mind, enabling you to enjoy your retirement to the full.

Environmental and Energy Rating Graphs



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Stamp Duty:

Stamp Duty is the tax you pay when you buy property or shares. You pay 'Stamp Duty Land Tax' (SDLT) when you buy property and either 'Stamp Duty' or 'Stamp Duty Reserve Tax' when you buy shares.

This property is currently exempt from stamp duty

NB: Stamp duty levels will be subject to change 1 January 2010

Leaseholders Information

Tenure: Leasehold.
Length of Lease: 99 years from 29 September 2000
Prescribed Age: Residents must be a minimum of 60 years of age.
Pets Policy: Please call us to discuss the Pets Policy at Brookview on 0800 731 6287.

Breakdown of Charges for 1st January to 31st December 2009

Service Charge: £ 415.38 per quarter
Sinking Fund Contribution: £ 22.43 per quarter
Redecoration fund Contribution: £ 22.43 per quarter
Ground Rent: £ 60.00 per annum
Building Insurance: £173.00 per annum

*Call now to arrange your private viewing appointment conducted by the House
Manager of Brookview*

Freephone 0800 731 6287

The office is open 9.00am to 5.30pm Monday to Friday.

N.B The electrical appliances located throughout the property have not been tested by Goldsborough Estates. Prospective purchasers are strongly advised to check that all items included in the sale are in good working order.