

Goldsborough Estates

A member of the **Bupa** group

APARTMENT 26
BROOKVIEW
BROOK LANE
ALDERLEY EDGE
CHESHIRE
SK9 7QG

Retire to Brookview Assisted Living Apartments where your independence, security and peace of mind are our priority.



Goldsborough Estates are delighted to offer for sale this Beautifully presented two bedroom apartment ideally located on the second floor and to the rear of the development. As the owner of apartment 26, you will enjoy lovely views over the gardens of the development and countryside beyond.

Offered with vacant possession. Viewing highly recommended.

£139,950

Currently Exempt from Stamp Duty

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

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.
- ❖ Secure Main Entrance.
- ❖ Emergency Call System.
- ❖ Maintained garden area.
- ❖ Digital/Sky Plus Aerial System

Situated adjacent to the BUPA Brookview Care Home, as a resident 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:

- ❖ **Meals:** Served either in the communal conservatory or in your own apartment.
- ❖ **Laundry** service
- ❖ **Ironing** service
- ❖ **Maintenance** service: The availability of a maintenance man for minor repairs
- ❖ **Hairdresser:** The availability of a visiting Hairdresser
- ❖ **Apartment Cleaning** - The availability of the visiting cleaning 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.

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

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

Goldsborough Estates are delighted to offer for sale this beautifully presented two bedroom apartment situated on the second floor and to the rear of the development, with views over the rear gardens and countryside.

The apartment has recently been redecorated throughout and all carpets professionally cleaned. It consists of:

- ❖ Entrance hall with ample storage cupboard enclosing the immersion heater.
- ❖ Spacious lounge giving excellent views over the countryside. Features a wood & marble effect fireplace with electric fire.
- ❖ Separate kitchen with window overlooking the side aspect of the building. Boasting fitted cream units, white worktops, oven, hob, extractor fan and wall mounted heater.
- ❖ Fitted refrigerator, washing machine and microwave oven are included; also a freezer.
- ❖ Master double bedroom with two windows giving plenty of natural light. Boasting two fitted wardrobes, one hanging and one shelved and a bedside cabinet.
- ❖ Second bedroom or dining room option with wall mounted cupboards and shelves.
- ❖ Three piece bathroom with shower over the bath, extractor fan, wall mounted heater fold away shower screen and bathroom cabinet.

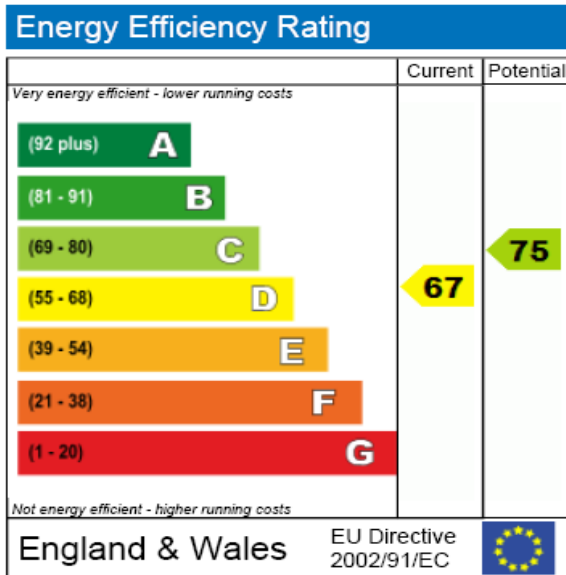
You can also view details of this property via our website

www.goldsboroughestates.co.uk

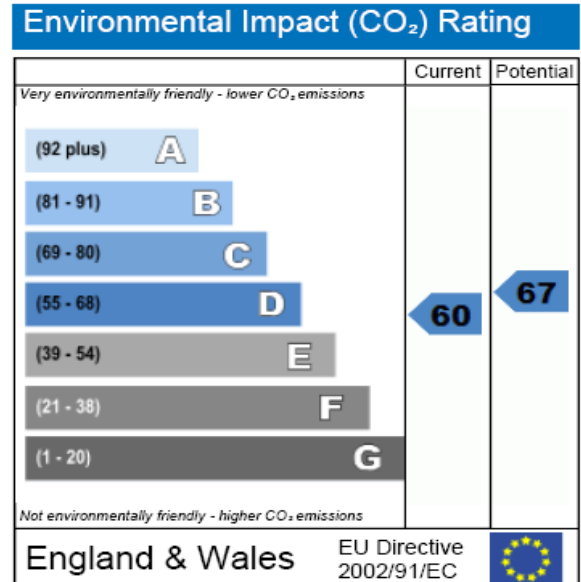
N.B The electrical appliances located throughout the property have not been tested by Goldsborough Estates. Prospective purchasers are strongly advised to check that all items included in the sale are in good working order.

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Energy and Environmental Rating Graphs



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

A full Energy Performance Certificate is available for this property upon request from the agents, Goldsbrough Estates Ltd.

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.

Freephone 0800 731 6287

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

Leasehold and Management Information

Leaseholders Information:

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

Breakdown of Charges:

Service Charge: £ 460.24 per quarter (to 31 December 2009)
This includes contribution to the Redecoration Fund and Sinking Fund contribution.

Other Charges:

<u>Ground Rent:</u>	£ 60.00 per annum (to March 2009)
<u>Building Insurance:</u>	£173.67 per annum (to January 2009)

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.

We look forward to hearing from you.