

FOR
SALE



Flat 18, 34 Boat Lane Court, Brett Street, Manchester M22 4EZ

£105,000 - Leasehold

18, Wood Street, Stratford-upon-Avon, CV37 6JF 0800 389 9384 resales@retirementsecurity.co.uk

PROPERTY SUMMARY

A one bedroom, ground floor retirement apartment set within Retirement Security's Boat Lane Court, M22 which is located near the shops of Northenden and the River Mersey.

POINTS OF INTEREST

- *GROUND Floor Apartment*
- *Close to Communal Areas / No External Access Required*
- *Modern Walk-in Wet Room with Level Access Shower*
- *Redecorated Throughout*
- *Owners Lounge, Dining Area and Guest Suite*
- *Residents' Parking*
- *24 Hour On-Site Staff*
- *Lift Access*
- *Active Social Community*
- *Communities for owners, run by owners*



DESCRIPTIONS

A one bedroom ground floor apartment set within Retirement Security's Boat Lane Court, M22 which is located near the shops of Northenden and the River Mersey. Comprising a hallway with large storage room, large light living room with views out to the front of Reception and the tree lined car park which allows for good views of passers by, kitchen, master bedroom, large modern fully tiled wet room with level access walk-in shower. The apartment is well positioned close to the Reception, communal lounge / dining without requiring any external access. It has also been fully redecorated throughout.

Boat Lane Court is home to a welcoming and enriching community, all living across fifty-four spacious apartments in the village of Northenden, Manchester. This higher-quality service property offers luxury retirement living across all aspects: the Owner's Lounge provides daily afternoon tea, the Hobbies Room/Conservatory inspires Owners to get creative and adopt a new skill, and the Dining Facility produces enticing meals, themed dinner nights and summer BBQs!

This Retirement Security Court creates a stress-free lifestyle, with a dedicated housekeeping team completing a detailed weekly cleaning of your dwelling, and 24-hour on-site staff, meaning there is always a friendly face available to help in an instant. Boat Lane Court promotes the best quality living for all: Owner-led Social and Gardening Committees, weekly keep-fit, tai chi, yoga, and salsa classes improve physical and mental wellbeing and inspire Owners to learn new skills. The knit & natter club and U3A group encourage Owners to socialise, and movie nights further highlight the community-feel of Boat Lane Court.

Boat Lane Court prioritises you: creating an exceptional experience that exceeds expectations and emphasises luxury - run by Owners, for Owners.

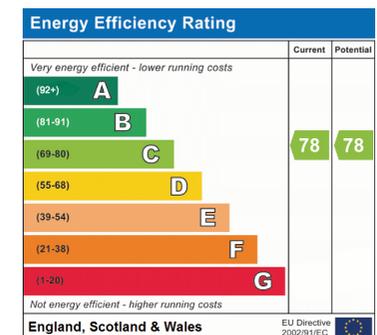
Providing a unique approach to independent retirement living, Retirement Security was established in 1983. We have continued to trail blaze for over 40 years with 32 Courts across England and Wales all offering a range of high-level services to make life easier.

Our founder, Bob Bessell, committed to provide retirees with a wider selection of retirement options, ones that offered affordability, a secure environment and a supportive community, alongside retaining financial control – Courts 'Run by Owners, for Owners'. These carefully designed properties bridge the gap between luxury retirement living and

preserving your independence for as long as possible.

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help.

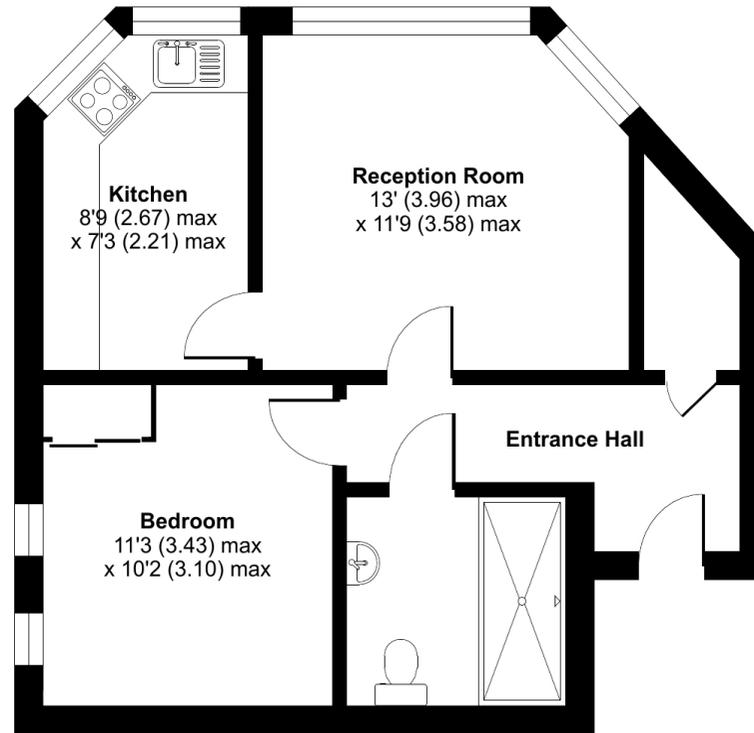
The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager.



Brett Street, Manchester, M22

Approximate Area = 505 sq ft / 47 sq m

For identification only - Not to scale



GROUND FLOOR