



21 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

£124,950

NEWLY REFURBISHED and occupying a superb position within this attractive development of retirement apartments with southerly facing views toward the tree lined Springbank Park. Positioned at first floor level the accommodation briefly comprises private entrance hall, sitting room with feature fireplace and views over the beautiful grounds, contemporary fitted kitchen with integrated appliances, spacious double bedroom with built-in wardrobes and modern shower room/WC. Upgraded electric heating and double glazing.

POSTCODE: WA14 2LR

DESCRIPTION

A Self Contained Retirement Apartment With All The Facilities Of A McCarthy And Stone Development

DESCRIPTION

Positioned at first floor level and benefiting from a southerly aspect this retirement apartment occupies a superb position within this ever popular development. There are views over the well stocked and beautifully maintained grounds towards the adjacent tree lined park.

The development is also one of the most popular in the locality. In part this is due to the ideal location being a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all the facilities of a McCarthy and Stone development including a resident house manager, careline system within the apartment, kitchen, laundry and guest suite which may be reserved for visiting friends and relatives at a relatively modest cost. There is also a thriving community with regular social events mainly held within the resident's lounge which is tastefully furnished and appointed.

The revitalised interior has been redecorated and benefits from new flooring throughout creating a light and bright living space with contemporary fittings. The private entrance hall has the added advantage of a deep storage cupboard and leads onto a sitting room with the focal point of a stylish flame effect electric fire framed in chrome and enjoys commanding views toward Springbank Park. The kitchen has been refitted with matt white units complimented by wood effect work surfaces and integrated appliances. A generous double bedroom with built in wardrobes also benefits from far reaching views over the well maintained grounds and there is a sparkling modern shower room/WC with a white suite and chrome fittings alongside polished granite effect walls.

Heating is by means of upgraded Dimplex Quantum storage radiators, convector heaters and the windows are double glazed.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the house manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.



FIRST FLOOR

PRIVATE ENTRANCE HALL

8'0" x 6'9" (2.44 x 2.06)

A welcoming reception area approached through a panelled door. Deep built-storage cupboard housing the insulated hot water cylinder with electric immersion heater. Entry/Careline system. Coving.

LIVING ROOM

19'11" x 10'10" (6.07 x 3.30)

With the focal point of a period style fireplace with contemporary flame effect electric fire set upon a stone hearth and flanked by attractive chrome wall light points. Timber framed double glazed window overlooking the attractive gardens below with a variety of surrounding tall trees combining to create a delightful setting. Coving. TV/FM aerial point. Telephone point. Dimplex Quantum storage heater. Double opening opaque glazed doors to:

KITCHEN

8'6" x 7'8" (2.59 x 2.34)

Refitted with a range of contemporary matt white wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink all set within tiled surrounds. Wine rack. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with stainless steel chimney cooker hood above. Space for a fridge. Laminate wood flooring. LED lighting. Timber framed double glazed window with views toward Springbank Park. Coving.

BEDROOM

15'10" x 9'4" (4.83 x 2.84)

A generous double bedroom with built-in mirror fronted wardrobes containing hanging rail and shelving. Timber framed double glazed windows providing exceptional views. Two matching chrome wall light points. Coving. Dimplex Quantum storage heater.

SHOWER ROOM/WC

6'9" x 5'7" (2.06 x 1.70)

Refitted with a modern white/chrome suite comprising semi recessed vanity wash basin with mixer tap and mirror/light above and low level WC with concealed cistern. Wide shower enclosure with electric shower. Polished granite effect walls and stone effect floor. Recessed LED lighting. Coving. Extractor fan. Chrome heated towel rail.

OUTSIDE

Residents and visitors parking area.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a long leasehold basis with a ground rent of £516.00 per annum. This should be verified by your solicitor.

SERVICE CHARGE

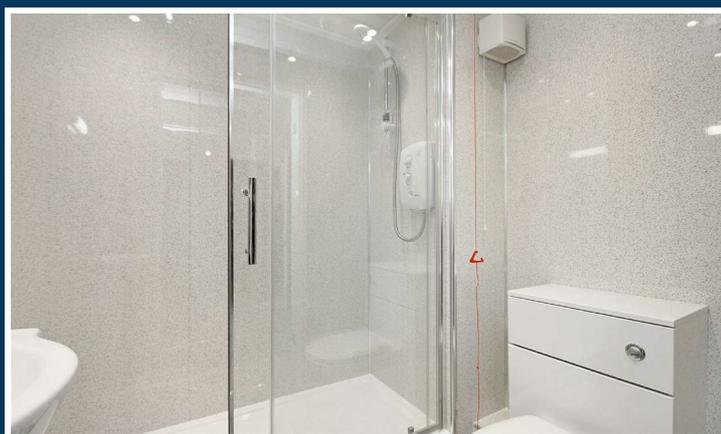
We understand the service charge is approximately £2,400.00 per annum. This includes remuneration of the house manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates and 24 hour emergency call system with pull cords in all rooms. Full details and costs will be provided by our client's solicitor.

COUNCIL TAX

Band "D"

NOTE

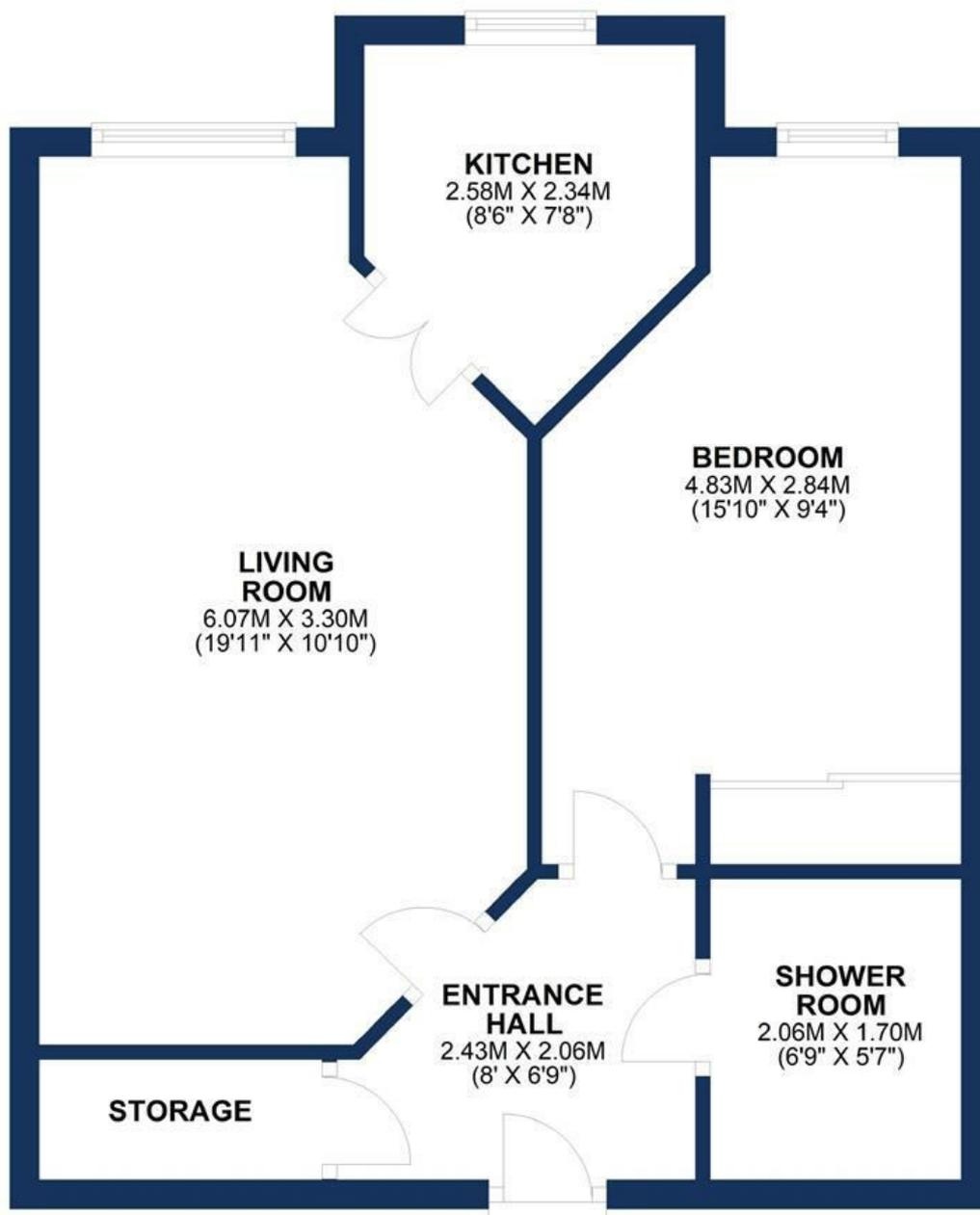
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 45.3 SQ. METRES (487.8 SQ. FEET)



TOTAL AREA: APPROX. 45.3 SQ. METRES (487.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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