



8 CONNAUGHT PLACE HALE ROAD | HALE BARN'S

OFFERS OVER £400,000

An exclusive first floor apartment occupying a superb position within the development and with stunning open plan living space alongside a spacious covered terrace. High Specification. The exceptionally well presented accommodation briefly comprises private entrance hall, upgraded living/dining kitchen, master bedroom with fitted wardrobes and en suite shower room/WC and private balcony, additional double bedroom with fitted furniture and bathroom/WC. Central heating and double glazing. Secure undercroft parking.

POSTCODE: WA15 8SP

DESCRIPTION

An Exclusive First Floor Apartment With Stunning Open Plan Living Space

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This modern first floor apartment was constructed circa 2015 and is beautifully presented with quality contemporary fittings throughout. The position is ideal forming part of the redeveloped shopping centre of Hale Barns which includes Booths supermarket and Costa Coffee. The location is also well placed for access to the surrounding motorway network and Manchester International Airport.

The development combines attractive architecture with contemporary interior design and is approached via an elegant communal reception area with lift operating to all floors. Upon entering the feeling of quality is readily apparent and the private entrance hall with stylish oak flooring leads onto a stunning open plan living/dining kitchen. Upgraded by the current owners and featuring high gloss white units complimented by quartz work surfaces alongside integrated appliances this naturally light triple aspect reception room opens onto a spacious covered terrace complete with artificial grass. Ideal for entertaining during the summer months and importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

The excellent master bedroom benefits from fitted wardrobes, a well appointed en suite shower room/WC and also a substantial private balcony. A superbly proportioned additional double bedroom with bespoke fitted furniture is served by the fully tiled bathroom/WC.

GROUND FLOOR

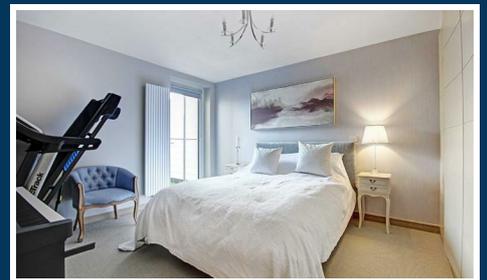
COMMUNAL RECEPTION AREA

An elegant entrance to the development accessed via a video entry system. Staircase and lift to all floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

An L-shaped reception area approached through a hardwood front door. Utility cupboard with plumbing for an automatic washing machine and space for a tumble dryer and housing the pressurised hot water system. Oak flooring. Vertical radiator.



LIVING/DINING KITCHEN

20'1" x 16'11" (6.12 x 5.16)

Naturally light with a triple aspect and enjoying far reaching tree lined views. Fitted with contemporary high gloss white wall and base units beneath quartz work surfaces and inset stainless steel drainer sink with tiled splash-back. Integrated appliances include an electric fan oven/grill with microwave above, four ring induction hob with suspended round glass cooker hood above, fridge/freezer and dishwasher. Oak flooring. Recessed LED lighting. Video entry system. Provision for a wall mounted flat screen television. Two vertical radiators. Access to:

COVERED TERRACE

16'6" x 11'1" (5.03 x 3.38)

With commanding views and ample space for alfresco dining plus additional seating. Glass/chrome balustrade. Artificial grass.

BEDROOM ONE

16'5" x 14'1" (5.00 x 4.29)

An excellent master bedroom fitted with wardrobes containing hanging rails and shelving. Access to the private terrace. Provision for a wall mounted flat screen television. Vertical radiator.

EN SUITE SHOWER ROOM/WC

6'8" x 4'11" (2.03 x 1.50)

Fully tiled and fitted with a white/chrome wall mounted wash basin with mixer tap and low level WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower. Mirror fronted cabinet. Recessed LED lighting. Shaver point. Extractor fan. Underfloor heating. Chrome heated towel rail.

PRIVATE BALCONY

9'3" x 6'6" (2.82 x 1.98)

Artificial grass and storage shed.

BEDROOM TWO

17'10" x 15'3" (5.44 x 4.65)

Generously proportioned and fitted with a range of bespoke mirror fronted wardrobes containing hanging rails, drawers and shelving. Provision for a wall mounted flat screen television. Vertical radiator.

BATHROOM/WC

6'8" x 6'6" (2.03 x 1.98)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus rain shower and screen above, wall mounted wash basin with mixer tap, low level WC with concealed cistern. Recessed shelving and mirror fronted cabinet. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Underfloor heating. Chrome heated towel rail.

OUTSIDE

Secure undercroft parking.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a leasehold basis. This should be verified by your solicitor.

SERVICE CHARGE

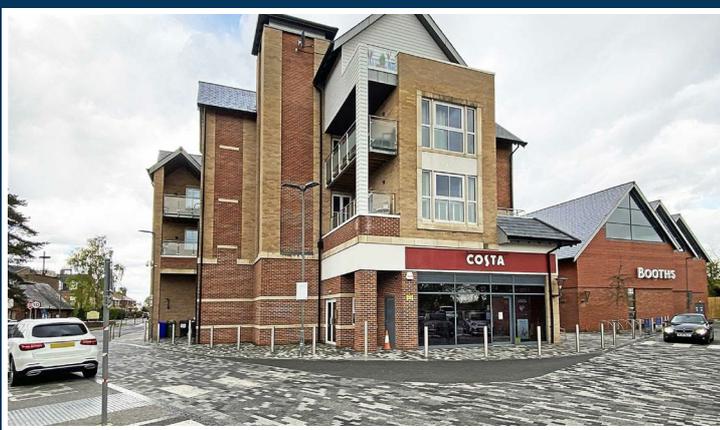
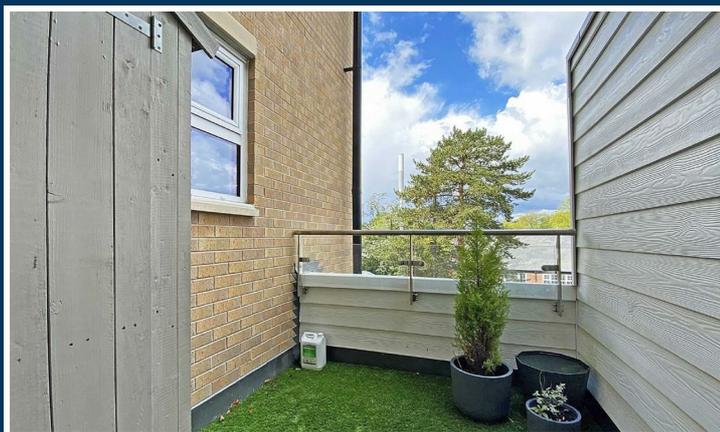
We understand the service charge is approximately £150.00 per calendar month. Full details will be provided by our clients Solicitor.

COUNCIL TAX

Band "D"

NOTE

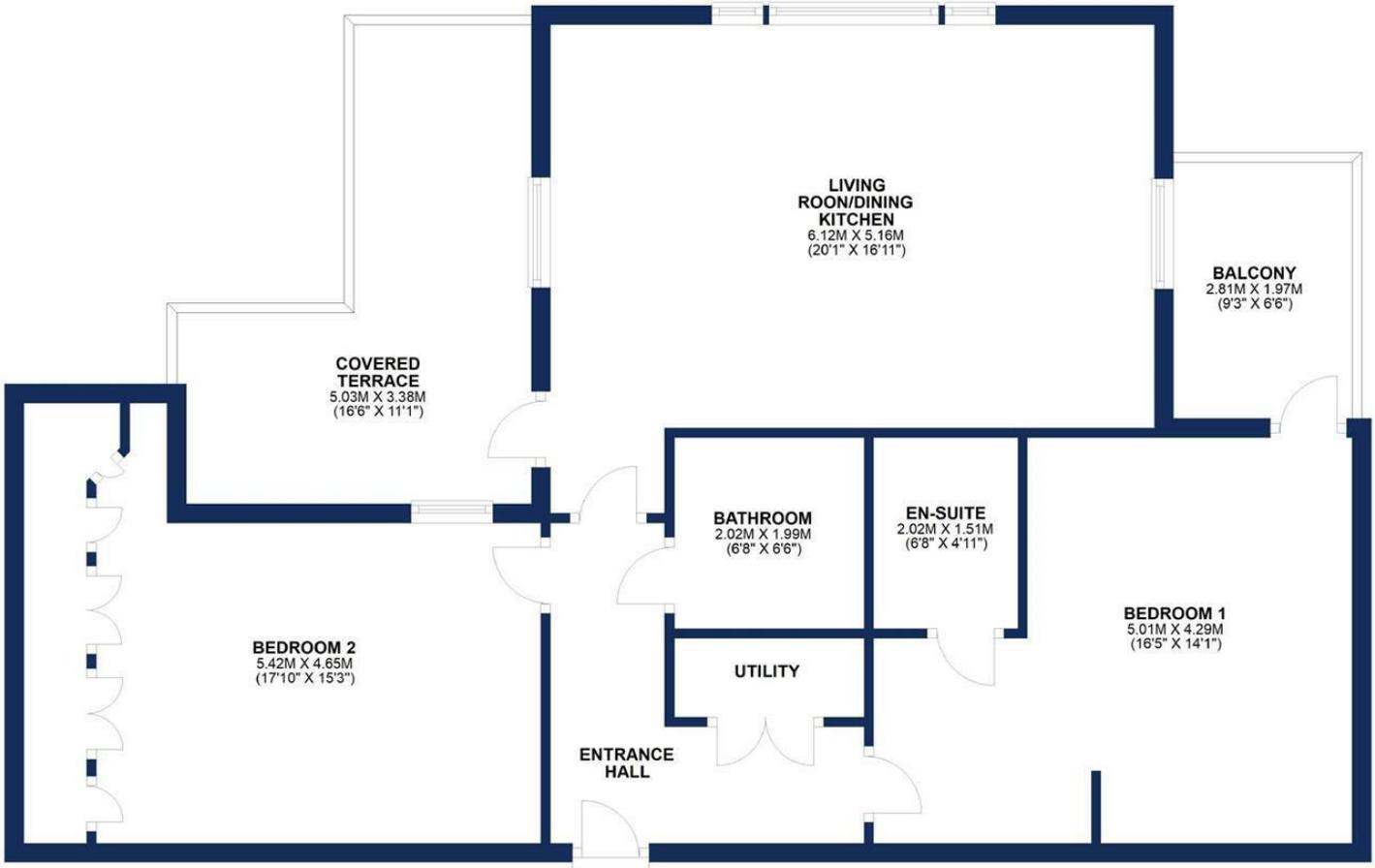
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 103.2 SQ. METRES (1111.3 SQ. FEET)



TOTAL AREA: APPROX. 103.2 SQ. METRES (1111.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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