



28 EASINGWOLD REGENT ROAD | ALTRINCHAM

£190,000

A top floor retirement apartment occupying an excellent position within the development with commanding tree lined views. The superbly presented accommodation briefly comprises entrance vestibule, private entrance hall, spacious sitting/dining room with sliding windows to the Juliet balcony, fitted kitchen with integrated appliances, generous master bedroom with fitted furniture, second bedroom with built-in wardrobes and bathroom/WC. Gas fired central heating and PVCu double glazing. Resident House Manager. Resident and visitor parking. Ideal location a few hundred yards from the town centre.

## DIRECTIONS: WA14 1RT

### DESCRIPTION

A Self Contained Top Floor Retirement Apartment With Commanding Views

### DESCRIPTION

Easingwold is a development of retirement apartments purpose built and of traditional yet attractive design set within mature tree lined surroundings and landscaped grounds. The location is ideal with the shopping centre of the market town of Altrincham only a few hundred yards distant and the area is also well placed for the surrounding network of motorways, Metrolink railway station and Manchester international Airport.

This superbly presented top floor apartment is positioned on the south side and features a naturally light dual aspect reception room with the focal point of an attractive period style fireplace. This elegant sitting/dining room also benefits from sliding windows opening onto a Juliet balcony with delightful far reaching views and there is a fitted kitchen with integrated appliances which overlooks the well tended communal grounds.

The master bedroom is generously proportioned with full width mirror fronted wardrobes, the second bedroom also has fitted furniture and there is a spacious bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing.

Easingwold has been planned for those 60 or over providing privacy yet with communal areas for social gatherings. A Careline system has also been installed strategically positioned throughout the apartment along with a resident House Manager.

In conclusion, a superbly presented retirement apartment available with early possession and viewing is highly recommended.

### ACCOMMODATION

#### GROUND FLOOR

##### COMMUNAL RECEPTION AREA

Secure entry phone system. Both staircase and lift to all floors.

There is also communal lounge/conservatory for residents use with an adjoining kitchen and WC.

#### SECOND FLOOR



## ENTRANCE VESTIBULE

Meters cupboard.

## PRIVATE ENTRANCE HALL

Approached through a hardwood panelled door. Coved cornice. Telephone point. Radiator.

## SITTING/DINING ROOM

17'10" x 14'7"

Of generous size with the focal point of a period style fireplace surround and coal effect/living flame gas fire framed in brass and set upon a stone hearth. PVCu double glazed sliding windows to the Juliet balcony with wrought iron balustrade. Built-in dresser with display shelves/book shelves and cupboards. Storage cupboard with radiator and shelving. Coved cornice. Entry phone system. TV/FM/DAB aerial point. Radiator.

## KITCHEN

8'1" x 8'1"

Inset 1 1/2 bowl composite drainer sink with mixer tap to marble effect heat resistant work surfaces with PVCu double glazed window above to enjoy delightful views over the grounds. Tiled splash-back. Natural wood fronted wall and base units and recess for a washer/dryer. Integrated appliances include a Neff electric fan over/grill and four ring Neff gas hob with extractor above. Space for fridge/freezer. Wall mounted gas central heating boiler. Tile effect flooring.

## BEDROOM ONE

17'5" x 10'2"

A spacious master bedroom with full width mirror fronted wardrobes containing hanging rails and shelving. PVCu double glazed window. Coved cornice. Television aerial point. Radiator.

## BEDROOM TWO

8'7" x 8'1"

Built-in mirror fronted wardrobes with sliding doors containing hanging rails and shelving. PVCu double glazed window. Radiator.

## BATHROOM/WC

8'2" x 7'5"

Fitted with a suite comprising panelled bath with electric shower over, pedestal wash basin with mixer tap and low level WC all set within tiled surrounds. Tall mirror fronted cabinet. Shaver point. Radiator.

## OUTSIDE

Communal grounds and parking for residents and visitors.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is Leasehold for the residue of 99 years from 1987. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the service charge is approximately £183.00 per calendar month. This covers the cost of cleaning and lighting of common parts, garden maintenance, window cleaning, insurance of the building. Further details will be provided by our clients Solicitor.

## COUNCIL TAX

Band "D"

## NOTE

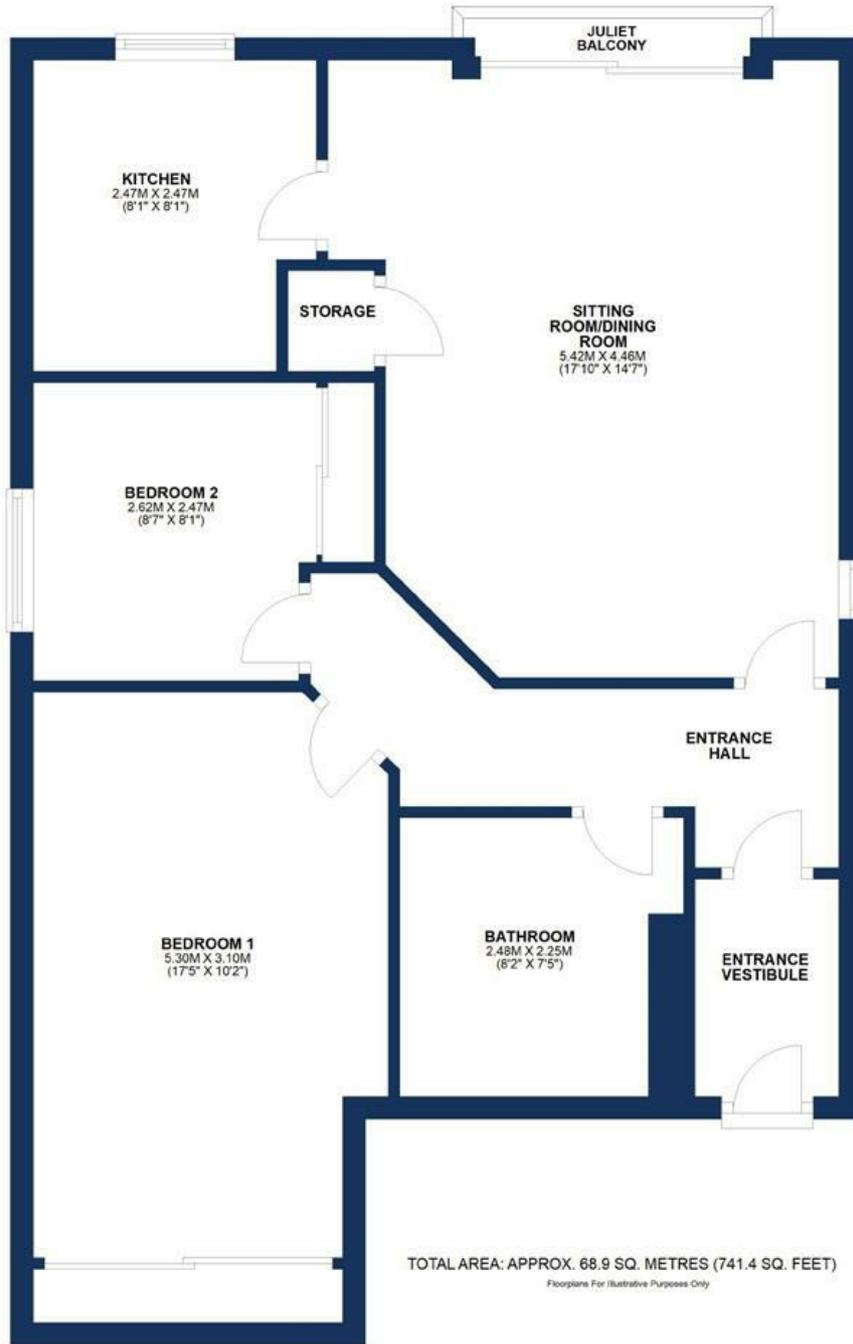
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## SECOND FLOOR

APPROX. 68.9 SQ. METRES (741.4 SQ. FEET)



TOTAL AREA: APPROX. 68.9 SQ. METRES (741.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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