



34A GREAT OAK DRIVE | ALTRINCHAM

£260,000

A refurbished top floor apartment positioned within a prestige gated development adjacent to the centre of Altrincham. The superbly presented accommodation briefly comprises private entrance vestibule, reception hall, spacious sitting/dining room, fitted breakfast kitchen with integrated appliances, master bedroom with en suite shower room/WC, additional double bedroom and bathroom/WC. Central heating and PVCu double glazing. Allocated resident parking and visitor spaces.

POSTCODE: WA15 8UH

DESCRIPTION

Built approximately 15 years ago by Barratt Homes this spacious apartment combines an attractive and traditional exterior with a stylish refurbished interior to create a fine individual property set within manicured grounds. The approach is through secure gates and leads to the parking area with an allocated space in addition to a number of visitors spaces. Positioned at second floor level the apartment enjoys a commanding outlook towards Altrincham Golf Course.

The location is ideal being adjacent to the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition, the property also lies within the catchment area of highly regarded primary and secondary schools. Importantly, the peaceful wildlife habitat of King George V Pool with its woodland walks and popular fishing site is approximately 250 yards to the east.

The superbly presented accommodation is approached via a private lobby with space for additional storage and leads onto a wide reception hall which has scope to be used as a study area/office and may prove ideal for those who choose to work from home. The spacious sitting/dining room features parquet style flooring and has the added advantage of far reaching tree lined views and opens onto a contemporary fitted kitchen with matching breakfast bar and decorative tile effect flooring. The excellent master bedroom benefits from a modern en suite shower room/WC and a further double bedroom with fitted furniture is served by the well appointed bathroom/WC.

Central heating has been installed together with PVCu double glazing throughout.

COMMUNAL ENTRANCE HALL

Secure entry system and stairs to all floors.

PRIVATE LOBBY

Hardwood front door. Space for hanging coats and jackets. Parquet effect laminate wood flooring. Radiator.

RECEPTION HALL

11'5" x 7'5" (3.48 x 2.26)

Built in storage/airing cupboard housing the hot water system. Parquet effect laminate wood flooring. Entry phone system. Coved cornice. Radiator.

SITTING/DINING ROOM

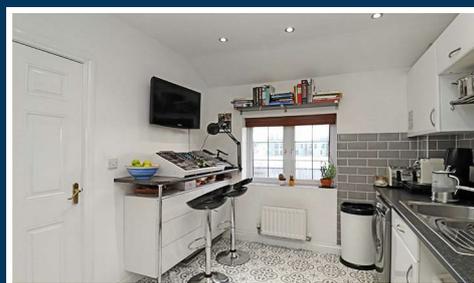
14'7" x 13'10" (4.45 x 4.22)

Two leaded light effect PVCu double glazed windows to the rear. Parquet effect laminate wood flooring. Coved cornice. Radiator.

BREAKFAST KITCHEN

11'7" x 9'0" (3.53 x 2.74)

Fitted with a range of white wall and base units beneath granite effect heat resistant work surfaces and 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching breakfast bar. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with cooker hood above. Recess for a fridge/freezer and automatic washing machine. Leaded light effect PVCu double glazed window to the rear. Tile effect flooring. Recessed LED lighting. Radiator.



BEDROOM ONE

11'9" x 10'11" (3.58 x 3.33)

Leaded light effect PVCu double glazed window to the front. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

7'0" x 5'9" (2.13 x 1.75)

White/chrome pedestal wash basin with mixer tap and low level WC with concealed cistern. Wide tiled shower enclosure with thermostatic rain shower. Tiled floor. Partially tiled walls. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

13'0" x 12'0" (3.96 x 3.66)

Fitted beech effect wardrobes containing hanging rails and shelving. Two leaded light effect PVCu double glazed windows to the front. Laminate wood flooring. Radiator.

BATHROOM/WC

7'0" x 6'7" (2.13 x 2.01)

Fully tiled and fitted with a white/chrome suite comprising LED panelled bath with thermostatic rain shower and hand held attachment, pedestal wash basin with mixer tap and low level WC with concealed cistern. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Secure gated entry. Resident and visitor parking.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 155 years and subject to a Ground Rent of approximately £250.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

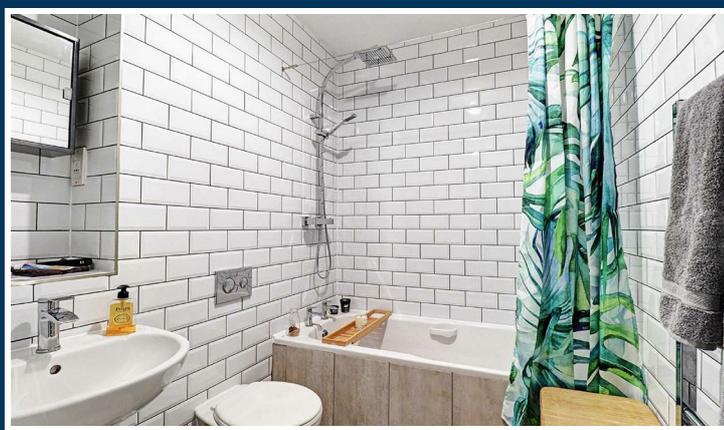
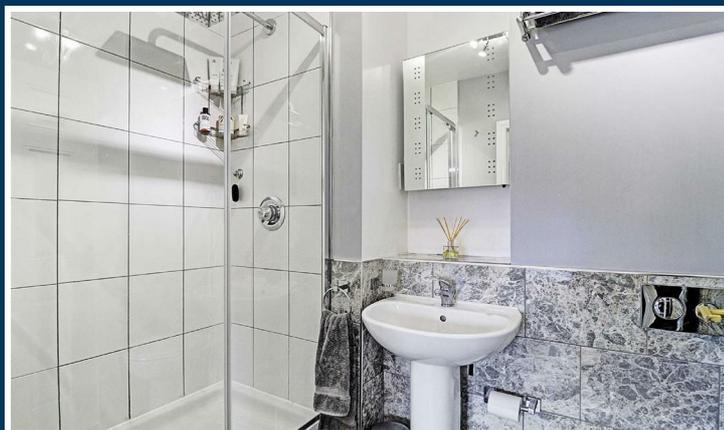
We understand the service charge is approximately £130.00 per calendar month. This includes cleaning and lighting of common parts, grounds maintenance, reinstatement insurance etc. Full details will be provided by our clients Solicitor.

COUNCIL TAX

Band "D"

NOTE

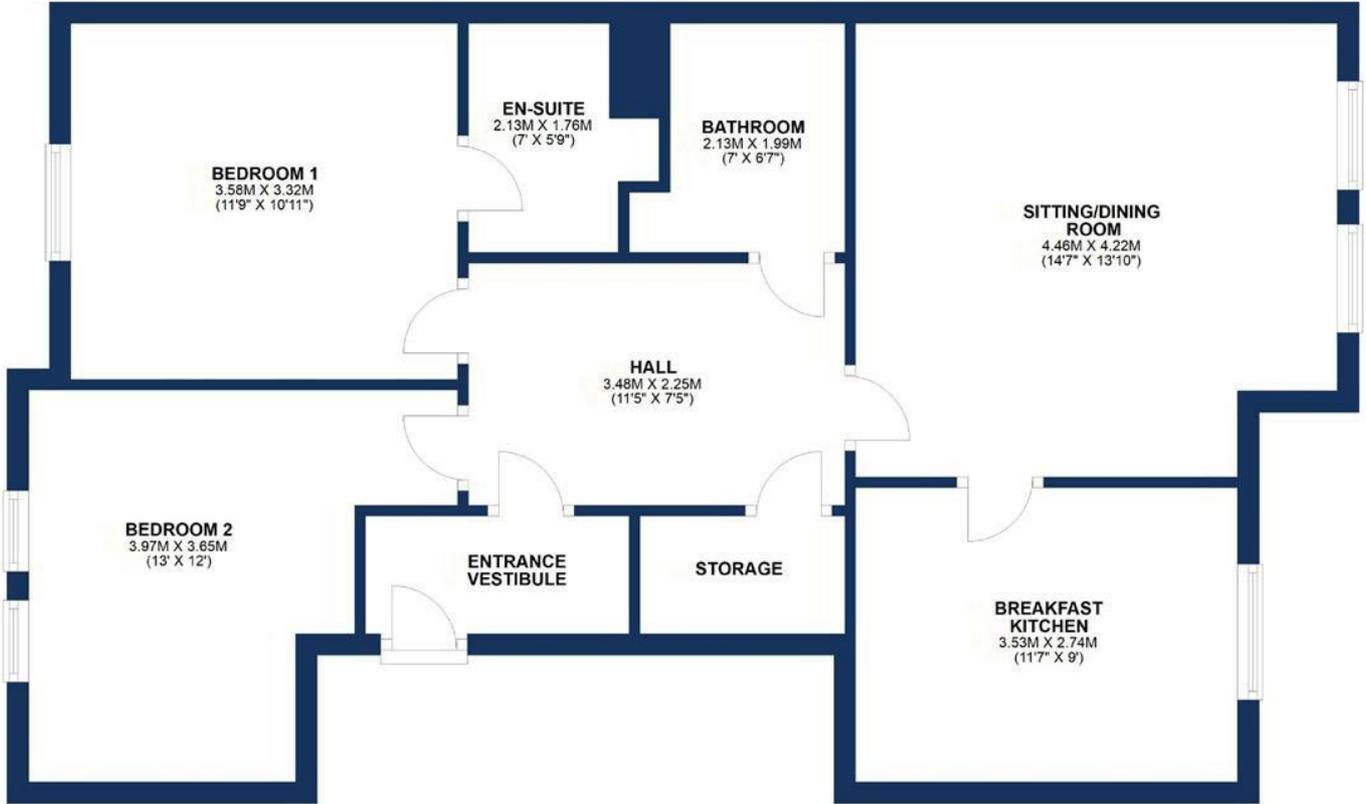
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 73.2 SQ. METRES (787.6 SQ. FEET)



TOTAL AREA: APPROX. 73.2 SQ. METRES (787.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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