



## APARTMENT 53 39 WELLINGTON ROAD | TIMPERLEY

£250,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb first floor apartment ideally positioned within the development with views over toward the communal gardens and within easy reach of Timperley village centre, Altrincham town centre and Navigation Road Metrolink station. The accommodation briefly comprises secure communal entrance hall, private entrance hall with airing cupboard, sitting/dining room with windows overlooking the communal gardens and opening onto the fitted kitchen with integrated appliances, master bedroom with en suite shower room/WC, further double bedroom and main bathroom/WC. Allocated parking for residents and visitors. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7RD

## DESCRIPTION

A Superb First Floor Apartment With Views Over The Communal Gardens To The Front

## DESCRIPTION

This superbly proportioned and presented first floor apartment occupying an excellent position with allocated residents and visitors parking. The apartment building is set well back from the carriageway and stands within mature grounds. In general the location is ideal being approximately ½ mile distant from the market town of Altrincham and the property is also well placed for access to Navigation Road Metrolink station, the surrounding network of motorways and also within walking distance of highly regarded primary and secondary schools.

The building is accessed via a secure entry system leading to the communal entrance halls with lift and stairs to all floors. This apartment is conveniently located on the first floor and a large private entrance hallway provides access onto all rooms. Towards the front of the property there is an excellent open plan living dining kitchen with a full range of integrated appliances and with views over the communal grounds to the front. The master bedroom has the added benefit of an en suite shower room/WC and there is a second double bedroom serviced by the main bathroom/WC.

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

Viewing is highly recommended to appreciate the standard of accommodation on offer and also the position.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

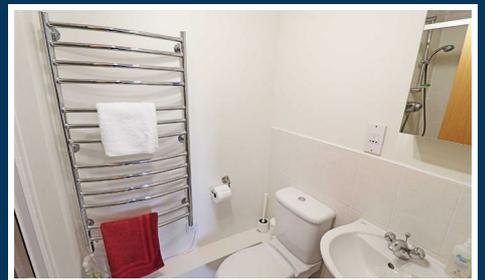
Secure entry system. Lift and stairs to all floors.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

With airing cupboard housing hot water cylinder. Electric heater. Phone entry system.

#### OPEN PLAN LIVING/DINING KITCHEN COMPRISING



## KITCHEN

With a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Vinyl flooring.

## LIVING DINING AREA

With ample space for living and dining suites. PVCu double glazed window to the front provides views over the communal grounds. Television/satellite point. Telephone point. Two electric heaters.

## BEDROOM 1

With PVCu double glazed window to the front. Television aerial point. Electric heater.

## EN SUITE

With a suite comprising tiled shower cubicle, WC and wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan.

## BEDROOM 2

PVCu double glazed window to the front. Electric heater. Telephone point.

## BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath, wash hand basin and WC. Chrome heated towel rail. Part tiled walls. Extractor fan.

## OUTSIDE

Allocated residents parking plus visitors parking. Attractive landscaped communal gardens which can be viewed from the apartment.

## SERVICES

Mains water, electric and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 year term and subject to a ground rent of £250.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the service charge is approximately £115.00 per calendar month and includes cleaning, heating, lighting and decorating of communal areas, maintenance of building and gardens and external window cleaning.

## NOTE

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

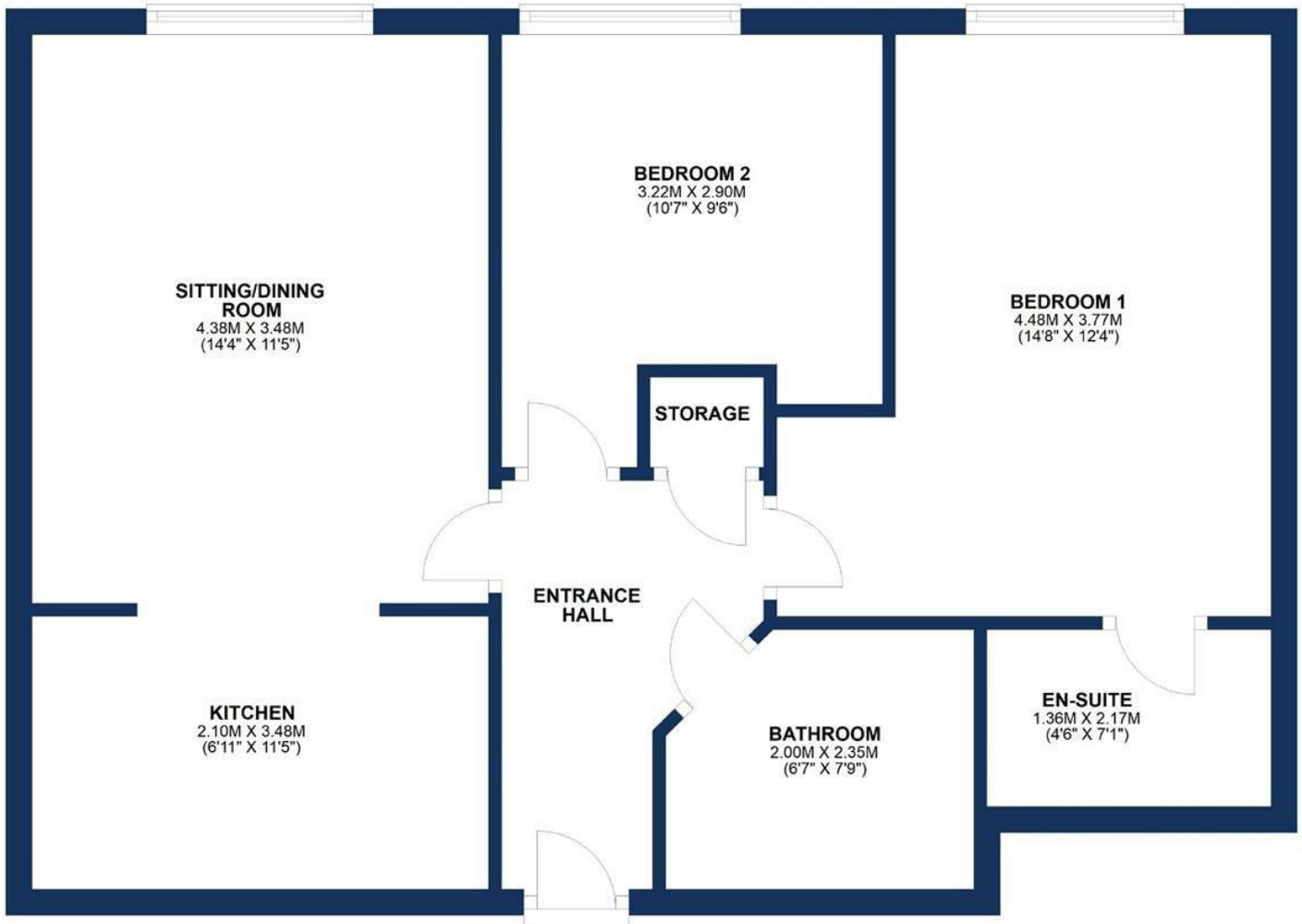
EPC available upon request.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## FIRST FLOOR

APPROX. 60.7 SQ. METRES (653.0 SQ. FEET)



TOTAL AREA: APPROX. 60.7 SQ. METRES (653.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNES

292 HALE ROAD, HALE BARNES  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNES@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM