



## APARTMENT 45 WELLINGTON COURT / 39 WELLINGTON ROAD / TIMPERLEY

£275,000

A superb ground floor apartment 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 cloaks cupboard, sitting/dining room with windows overlooking the grounds, fitted breakfast kitchen with integrated appliances, master bedroom with en suite shower room/WC, further double bedroom and bathroom/WC. Allocated residents parking plus visitors parking on site. Viewing is essential to appreciate the standard of accommodation on offer.

## DIRECTIONS

Travelling from our Timperley office proceed towards the village and through the traffic lights into Stockport Road and at the next set of lights turn right. Continue through the next set of lights towards Altrincham passing Timperley Sports Club and

## DESCRIPTION

A Superb Ground Floor Apartment Occupying an Excellent Position Within This Popular Development

## DESCRIPTION

A larger than average apartment set in a Boutique block of only 12 and enjoying a reserved parking space together with additional visitors parking. This property is set well back from a leafy suburban road and stands within mature grounds. This apartment occupies a superb position within the development towards the rear. In general the location is ideal being approximately a 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 access to Manchester International Airport and also within walking distance of highly regarded primary and secondary schools.

The development is approached over a communal driveway which leads onto the parking area for residents and visitors. The building is accessed through a secure entry system with lift and stairs to all floors. The apartment is conveniently located on the ground floor and the large private entrance hall has a separate cloaks cupboard and provides access to all rooms. Towards the rear there is an excellent open plan sitting/dining room overlooking the rear gardens and a generous fitted breakfast kitchen.

The excellent master bedroom has fitted wardrobes along one wall and benefits from an en suite shower room/WC whilst a second bedroom is served by the 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.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION HALL

Secure entry. Lift and stairs to all floors.



## PRIVATE ENTRANCE VESTIBULE

Hardwood front door. Ideal cloaks area leading to;

## PRIVATE ENTRANCE HALL

Storage cupboard housing the hot water cylinder. Phone entry system. Electric heater.

## KITCHEN

11'0" x 12'2"

Fitted with a comprehensive range of light wood wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink. Integrated double oven/grill plus four ring hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Laminate flooring. PVCu double glazed windows to the side. Space for table and chairs.

## SITTING / DINING ROOM

13'6" x 15'1"

A superb reception room with PVC double glazed windows to the side and rear. Television aerial point. Telephone point. Electric heater.

## BEDROOM ONE

15'7" x 13'7"

Fitted with wardrobes along one wall. PVCu double glazed window to the rear. Television aerial point. Electric heater.

## EN SUITE

7'5" x 5'6"

With a suite comprising a tiled shower cubicle with mains shower, WC and wash hand basin. Part tiled walls. Recessed low voltage lighting. Extractor fan.

## BEDROOM TWO

11'4" x 8'2"

PVCu double glazed window to the rear. Electric heater.

## BATHROOM

7'5" x 6'11"

Fitted with a white suite with chrome fittings comprising bath, WC and wash basin. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

Allocated residents parking plus visitors spaces also available. Landscaped communal gardens to the front and side.

## SERVICES

Mains water, electric and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a leasehold basis for the residue of 125 years commencing 1st January 2004 with a Ground Rent of £250.00 per annum. This should be verified by your solicitor.

## SERVICE CHARGE

The service charge is approximately £115.00 per calendar month. This includes the cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

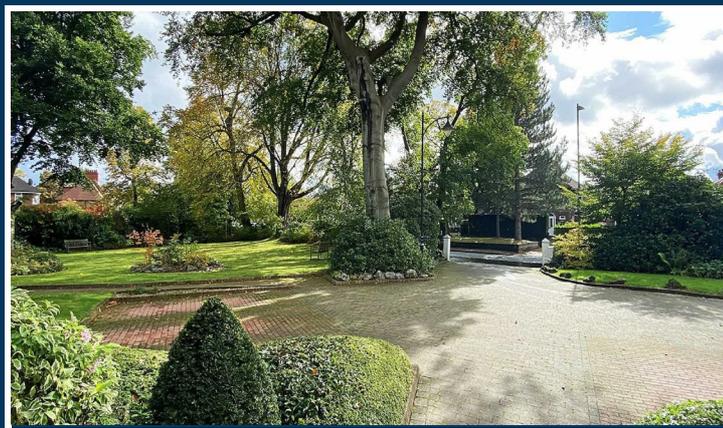
Trafford Borough Council Tax Band 'D'

## NOTE

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

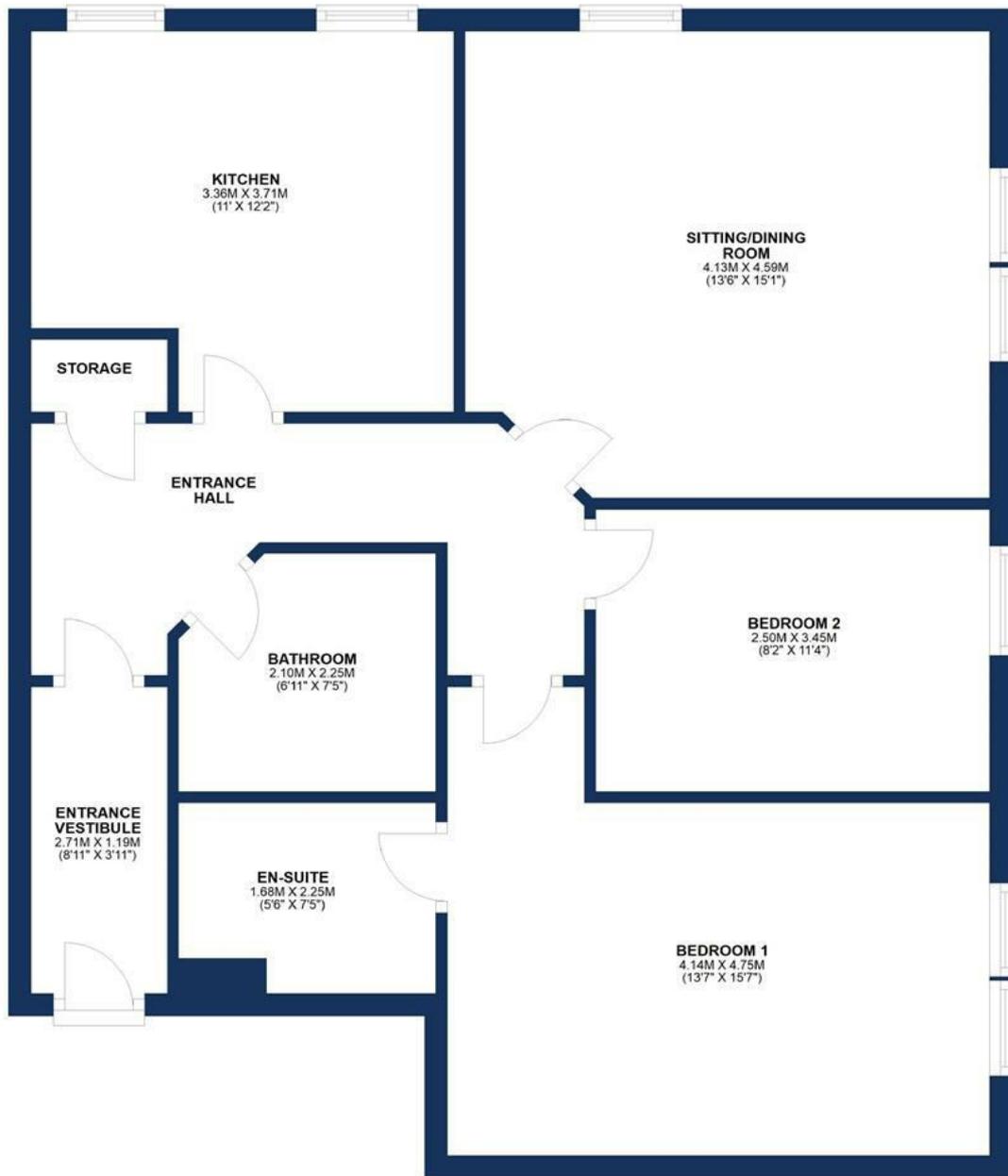
## EPC

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 or lessees, 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 or tenants 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.

**GROUND FLOOR**  
APPROX. 78.2 SQ. METRES (842.2 SQ. FEET)



TOTAL AREA: APPROX. 78.2 SQ. METRES (842.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@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