



APARTMENT 7 3 QUARRYMAN'S VIEW | TIMPERLEY

£325,000

NO ONWARD CHAIN Ideally located within this prestigious gated development is this superbly presented first floor apartment which needs to be seen to be appreciated. The accommodation briefly comprises entrance hallway with storage, impressive open plan living dining kitchen, master bedroom with en-suite shower room/WC, further double bedroom and main bathroom/WC. Well tended communal gardens plus allocated residents and visitors parking.

POSTCODE: WA15 7SB

DESCRIPTION

An Immaculate First Floor Apartment Within This Prestigious Gated Development

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Built circa 2007 by Villa Font Homes Quarrymans View forms part of a gated development of apartments and town houses within an attractive setting and ideally located in the heart of Timperley village.

This particular apartment is located on the first floor and accessed via lift and stairs from the secure communal entrance hall. Upon entering the property the hallway is well proportioned and offers storage by way of utility cupboard and provides access to all rooms. There is an impressive open plan living dining kitchen with a range of integrated appliances and high gloss units and with 2 sets of double doors leading to Juliette balconies with views over the communal gardens. The master bedroom has the added benefit of an en-suite shower room/WC and there is a second double bedroom plus main bathroom/WC. Both bathrooms are fitted with modern white Duravit suites with Hans Grohe chrome fittings.

Externally the development is accessed via remote gates and incorporates well tended communal gardens laid mainly to lawn and with residents and visitors allocated parking.

An excellent proposition for an prospective purchaser nestled away within this quiet gated development yet within walking distance of Timperley village centre. Viewing is highly recommended.

ACCOMMODATION

SECURE COMMUNAL ENTRANCE HALL

Lift and stairs to all floors. Secure entry system.

PRIVATE ENTRANCE HALL

Hardwood front door. Oak flooring. Telephone point. Utility cupboard with plumbing for washing machine and housing wall mounted combination gas central heating boiler. Radiator. Recessed low voltage lighting. Access to:

OPEN PLAN LIVING DINING KITCHEN COMPRISING 23'3" x 13'6" (7.09 x 4.11)



KITCHEN

Fitted with a comprehensive range of high gloss wall and base units with work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated Neff oven/grill plus 4 ring gas hob with stainless steel splashback and extractor hood both again by Neff. Integrated Hotpoint fridge freezer. Electrolux dishwasher. Fitted wine rack. Tiled floor. Recessed low voltage lighting. PVCu double glazed window to the side.

LIVING/DINING AREA

With ample space for living and dining suites. Two sets of PVCu double glazed double doors leading to Juliette balconies to the front and side. Television aerial point. Telephone point. Satellite television point. Recessed low voltage lighting. Radiator.

BEDROOM 1

16'5" x 11'4" (5.00 x 3.45)

Recessed low voltage lighting. PVCu double glazed window to the side. Radiator. Television aerial point. Telephone point. Radiator.

EN SUITE

6'3" x 8'2" (1.91 x 2.49)

Fitted with a modern white Duravit suite with Hans Grohe chrome fittings comprising large walk in shower enclosure, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Tiled floor and splashback. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

12'10" x 10'0" (3.91 x 3.05)

PVCu double glazed window to the side. Radiator. Television aerial point. Telephone point.

BATHROOM

6'32" x 7'0" (2.64 x 2.13)

Again with white Duravit suite and chrome Hans Grohe fittings comprising bath, WC and wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled floor.

OUTSIDE

Well tended communal gardens create an attractive setting. Allocated residents and visitors parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

We are informed the property is held on a leasehold basis for 999 years from 28th July 2006 with a ground rent payable of £282.52 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

The service charge is currently £115 per calendar month

NOTE

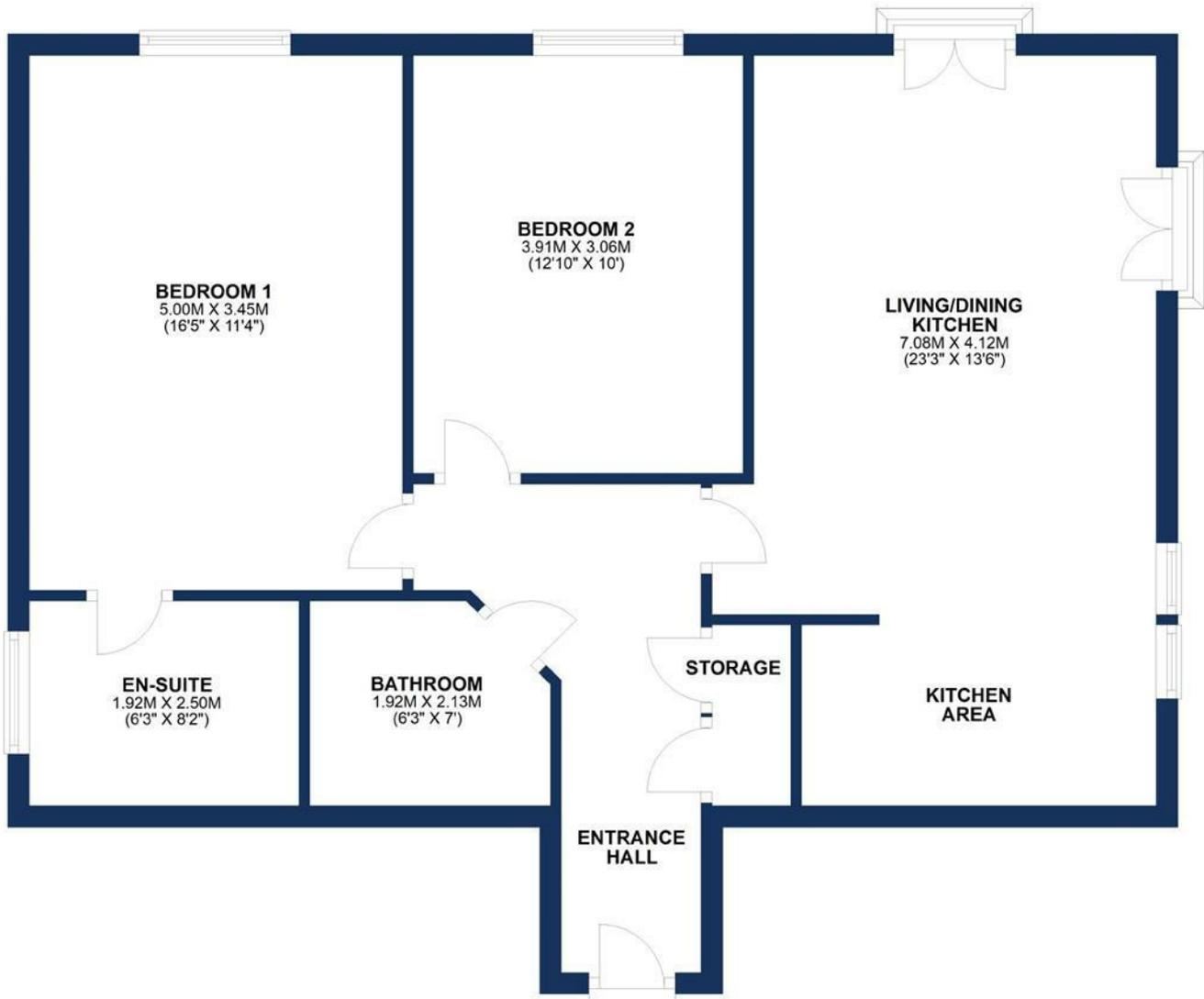
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 75.2 SQ. METRES (809.8 SQ. FEET)



TOTAL AREA: APPROX. 75.2 SQ. METRES (809.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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