



## 5 MATLOCK MEWS | ALTRINCHAM

£199,950

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned self contained ground floor apartment with private entrance hall and communal gardens. The accommodation briefly comprises entrance hall with large storage cupboard, sitting/dining room, fitted kitchen, bedroom and bathroom/WC. The location is ideal being within walking distance of Altrincham town centre and there is allocated residents parking. Viewing is highly recommended to appreciate the accommodation on offer and also the position.

## DIRECTIONS: WA14 1JU

### DESCRIPTION

An Ideally Positioned Self Contained Ground Floor Apartment

### DESCRIPTION

This self contained ground floor apartment benefits from its own private entrance hall and use of lawned gardens within the development.

The accommodation is approached via the private entrance hall which has fitted storage and cloaks cupboard and provides access onto all rooms. The accommodation is well proportioned throughout, there is a fitted kitchen with a range of integrated appliances and there is a separate sitting/dining room and the accommodation is completed by the large double bedroom and bathroom/WC.

Externally there is use of lawned gardens to the front and side and there is residents parking accessed via Renshaw Street.

The location is ideal being within easy reach of Altrincham town centre and viewing is highly recommended.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

PVCu double glazed front door. Radiator. Storage cupboard. Large cloaks cupboard.

##### SITTING/DINING ROOM

14'1" x 13'1"

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



## KITCHEN

13'1" x 7'3"

Fitted with a comprehensive range of white wall and base units with heat resistant work surface over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Wall mounted Worcester combination gas central heating boiler. Double glazed windows to the front and side. Tiled splashback. Tiled floor.

## BEDROOM

11'6" x 11'5"

With double glazed window to the side. Radiator. Telephone point.

## BATHROOM

11'5" x 5'11"

With a suite comprising panelled bath, separate tiled shower cubicle, wash hand basin and WC. Tiled floor. Part tiled walls. Opaque double glazed window to the side. Radiator. Extractor fan.

## OUTSIDE

Adjacent to the development is residents allocated parking and there are communal lawned gardens to all sides.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

We are informed the property is held on a leasehold basis for 999 years from December 1978 with a ground rent of £30.00 Pa. Full details will be provided by our clients Solicitor.

## SERVICE CHARGE

We are informed the service charge is currently £210.00 per quarter.

## NOTE

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

## EPC

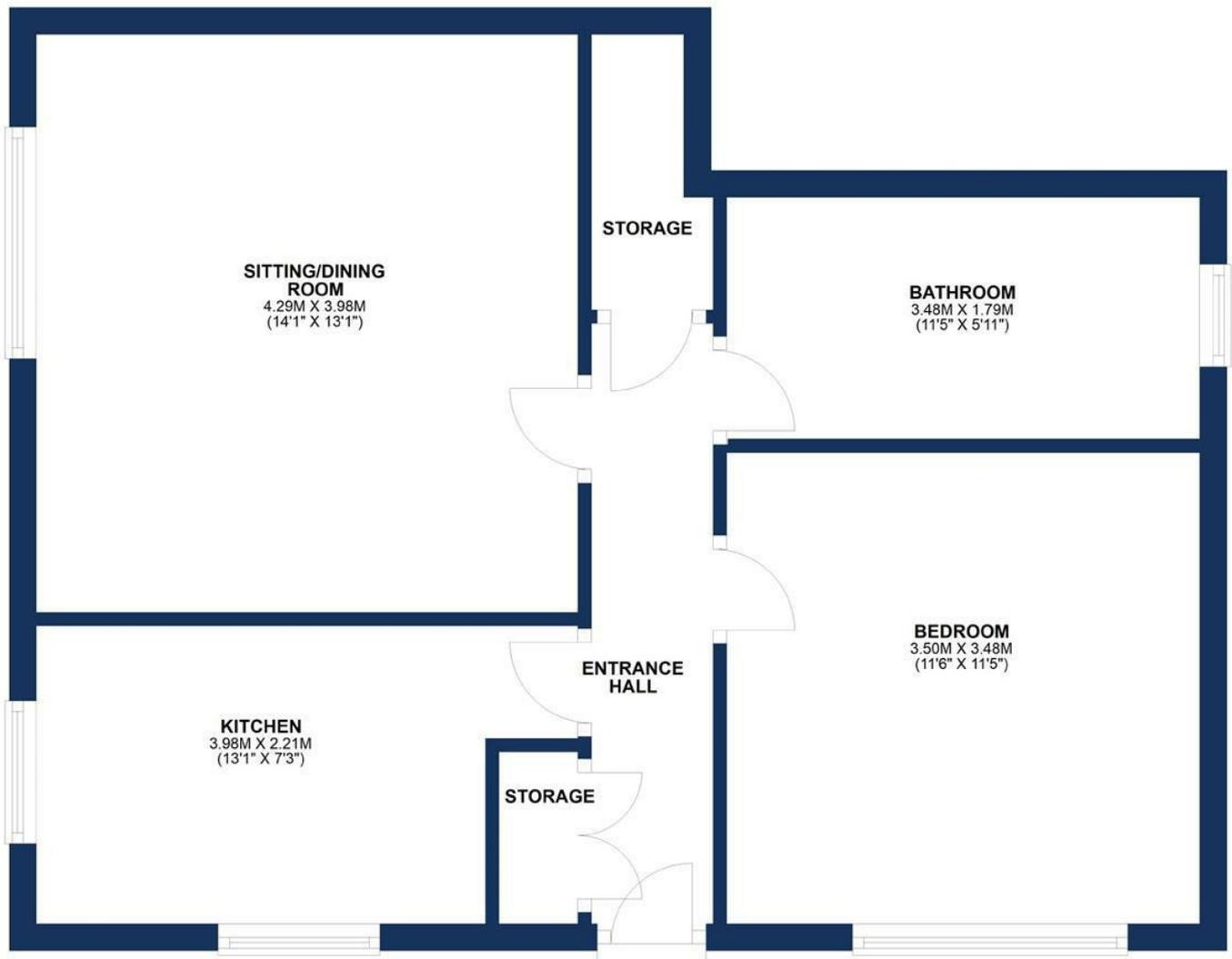
Available upon request.



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## GROUND FLOOR

APPROX. 51.8 SQ. METRES (557.8 SQ. FEET)



TOTAL AREA: APPROX. 51.8 SQ. METRES (557.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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