



APARTMENT 5 PARKGATE | HIGHGATE ROAD | ALTRINCHAM

OFFERS OVER £650,000

NO ONWARD CHAIN

A spacious duplex apartment positioned within an exclusive development. The accommodation briefly comprises entrance hall, sitting room, utility room, cloakroom/WC, dining kitchen, master suite with dressing room and en suite bathroom/WC, further double bedroom and shower room/WC. Private entrance and south facing terrace. Gas fired central heating and double glazing. Driveway and garage. Communal grounds.

POSTCODE: WA14 4QZ

DESCRIPTION

Parkgate is an exclusive development of a small number of unusually spacious apartments constructed in a traditional style surrounded and screened by mature tree lined grounds. The location is ideal with properties of varying age and design combining to create an attractive setting. The shopping centre of Altrincham is approximately a ½ mile distant with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. Also well placed for the surrounding network of motorways and the Metrolink station provides a commuter service into Manchester.

The grandeur is readily apparent with steps leading up to an imposing private entrance comprising panelled front door flanked by ornamental columns with decorative arch above incorporating a fanlight window. Upon entering the feeling of space is palpable with a substantial reception hall connecting to an elegant sitting room with broad bay window, tall ceilings and coved cornices complimented by bespoke fitted furniture. Completing the ground floor accommodation there is also a utility room and cloakroom/WC.

The lower level of this duplex apartment is approached via a turned spindle balustrade staircase and an inner hall precedes the superbly proportioned dual aspect dining kitchen which is fitted with a comprehensive range of matching units and integrated appliances. The impressive master suite benefits from customised furniture, separate dressing room and en suite bathroom/WC complete with twin washbasins. A further double bedroom with built-in wardrobes is currently used as an additional living room and is served by the adjacent shower room/WC.

Gas fired central heating has been installed together with timber framed double glazing.

Importantly the driveway is only shared with the adjacent property and provides access to the garage by means of a remotely operated door.

Although standing within well tended communal gardens the property also benefits from a private south facing stone paved terrace approached from the master bedroom through French windows set within matching side-screens of the glazed angular bay.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

21'1" x 10'7" (6.43m x 3.23m)

Hardwood panelled front door with fan light above. Turned spindle balustrade staircase to the lower ground floor. Timber framed double glazed window to the side. Tiled floor. Two wall light points. Coved cornice. Covered radiator. Radiator.

SITTING ROOM

24'6" x 17' (7.47m x 5.18m)

Period style fireplace surround with marble insert and hearth flanked by a fitted bureau, media unit and bookshelves with integrated recessed low-voltage lighting. Timber framed double glazed angular bay window to the side. Coved cornice. Ceiling moulding. Picture rail. Ceiling rose. Covered radiator. Radiator.

CLOAKROOM/WC

6'1" x 5'11" (1.85m x 1.80m)

Pedestal wash basin with mixer tap and low level WC. Opaque timber framed double glazed window to the front. Partially tiled walls. Tile effect flooring. Radiator.

UTILITY ROOM

Space for an automatic washing machine and tumble dryer with wall units above. Timber framed double glazed window to the front. Partially tiled walls. Tiled effect flooring.

LOWER GROUND FLOOR

INNER HALL

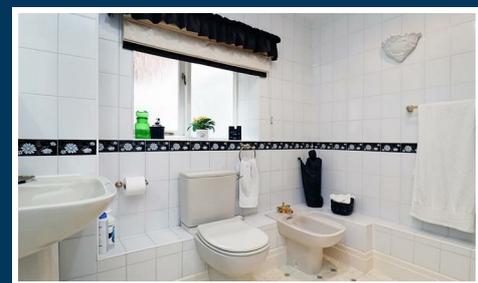
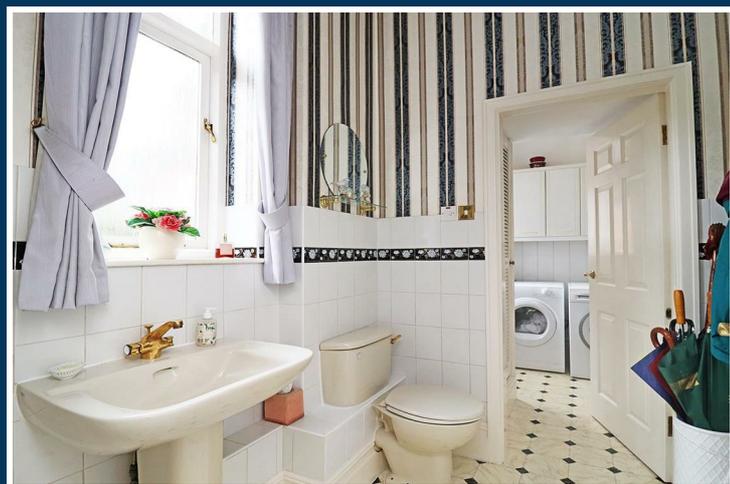
12'9" x 8'1" (3.89m x 2.46m)

Coved cornice. Radiator.

DINING KITCHEN

25'6" x 10'4" (7.77m x 3.15m)

Planned to incorporate:



KITCHEN

Matching wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with extractor/light above, microwave oven, fridge/freezer and dishwasher. Wall mounted gas central heating boiler. Timber framed double glazed windows to the front and rear. Radiator.

DINING AREA

Opaque timber framed double glazed window to the front. Wall light point. Coved cornice. Covered radiator.

MASTER SUITE

BEDROOM ONE

24'6" x 17' (7.47m x 5.18m)

Fitted chest of drawers and matching bedside tables. Timber framed double glazed angular bay incorporating French windows set within matching side screens. Two wall light points. Coved cornice. Covered radiator.

DRESSING ROOM

10'9" x 6'6" (3.28m x 1.98m)

Dressing table, hanging rails and shelving.

EN SUITE BATHROOM/WC

11'9" x 5'11" (3.58m x 1.80m)

Panelled bath with mixer tap, twin pedestal wash basins with mixer taps, bidet with mixer tap and low-level WC. Full width mirror fronted cabinet. Tiled walls. Tile effect flooring. Shaver point. Radiator.

BEDROOM TWO

14' x 13'1" (4.27m x 3.99m)

Full length fitted wardrobes containing hanging rails and shelving. Small pane French window to the communal courtyard. Timber framed double glazed window to the side. Two wall light points. Coved cornice. Radiator.

SHOWER ROOM/WC

8'3" x 8' (2.51m x 2.44m)

Pedestal wash basin with mixer tap, bidet with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Mirror fronted cabinet. Opaque timber framed double glazed window to the side. Tiled walls. Tile effect flooring. Shaver point. Radiator.

OUTSIDE

GARAGE

19'2" x 10'8" (5.84m x 3.25m)

Remotely operated up and over door. Access to the loft space via a retractable ladder. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years and a share of the management company will be assigned on completion. This should be verified by your Solicitor.

SERVICE CHARGE

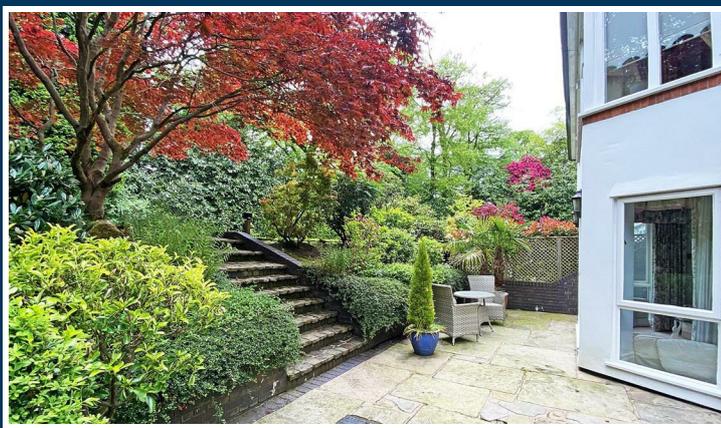
We understand the service charge is approximately £200.00 per calendar month. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

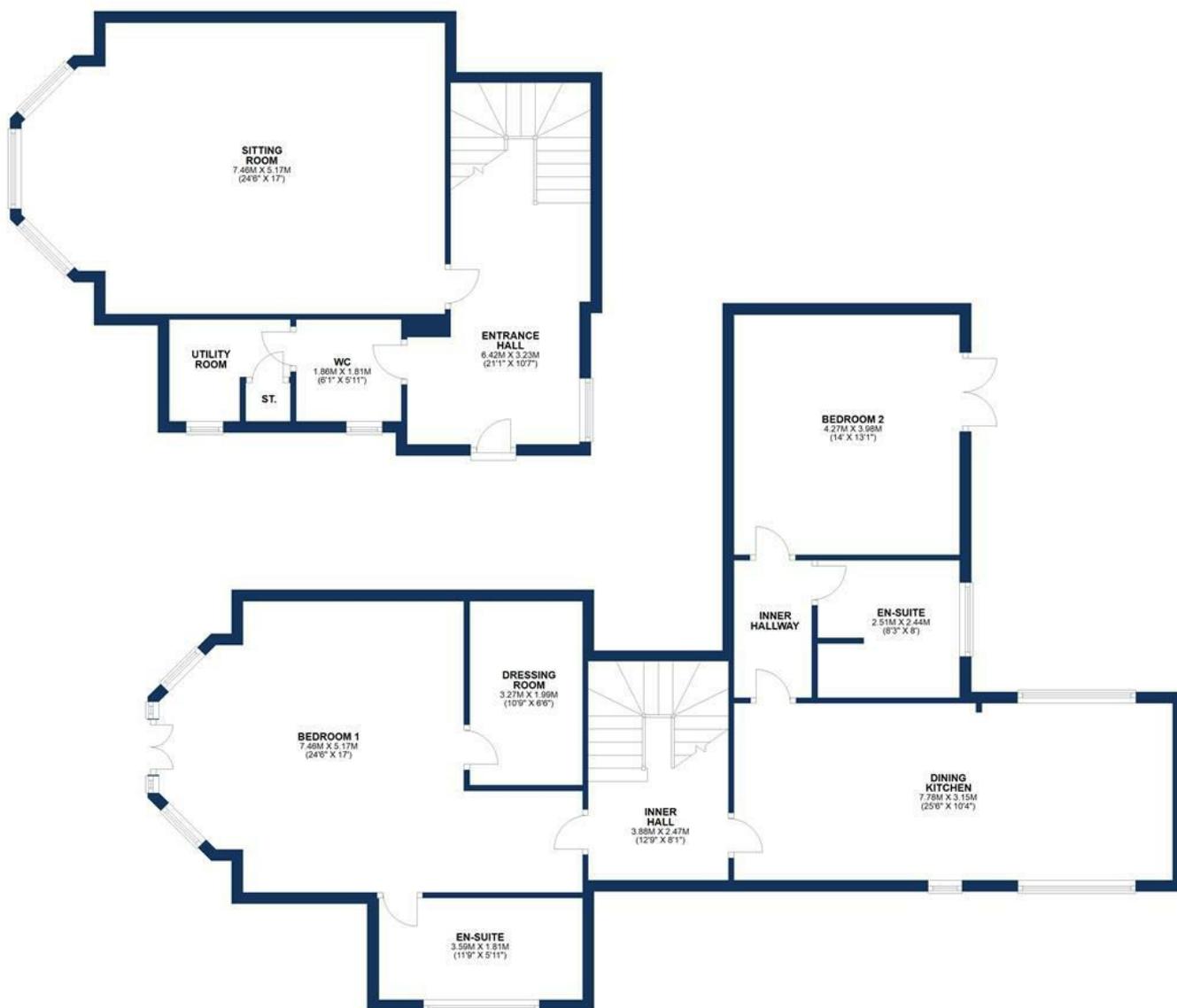
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NOTE

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



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TOTAL AREA: APPROX. 165.2 SQ. METRES (1778.2 SQ. FEET)
 Floorplans For Illustrative Purposes Only



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