



24 SPRINGBANK | ALTRINCHAM

£120,000

A spacious first floor retirement apartment within this ever popular McCarthy & Stone development. Ideal location mid way between Hale and Altrincham. Excellent communal facilities. The accommodation briefly comprises private entrance hall, living room with feature fireplace and tree lined views in a westerly direction, fitted kitchen with integrated appliances, double bedroom with built-in furniture and overlooking the well tended communal grounds and bathroom/WC. Electric heating and double glazing.

POSTCODE: WA14 2LR

DESCRIPTION

Constructed by McCarthy & Stone Springbank is a fine example of retirement apartment living. This development is one of the most popular in the locality, in part due to the ideal location being a few hundred yards from the village of Hale and railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all of the facilities of a McCarthy & Stone development including a resident house manager, Careline system within the apartment, beautifully appointed residents lounge, kitchen, laundry and guest suite that may be reserved for visiting friends and relatives.

Positioned at first floor level this apartment occupies a superb position overlooking the beautifully arranged courtyard and gardens beyond. Importantly with a westerly aspect and the benefit of tree lined views toward the adjacent park from the living room, kitchen and bedroom.

The accommodation is approached beyond a private entrance hall and includes a living room of generous size with the focal point of a feature fireplace and double opening glazed doors lead onto the adjoining fitted kitchen with integrated appliances. The double bedroom benefits from mirror fronted built-in wardrobes and is served by a tiled bathroom/WC.

Externally there are both resident and visitor parking areas and well maintained communal grounds.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the house manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

FIRST FLOOR

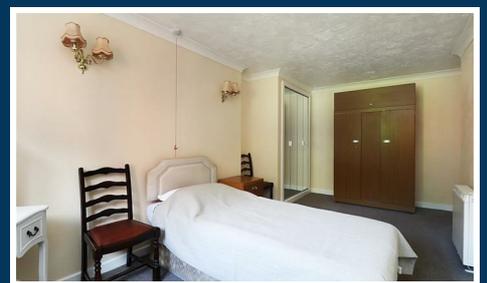
PRIVATE ENTRANCE HALL

Panelled hardwood front door. Space for hanging coats and jackets. Coved cornice. Intercom entry system.

LIVING ROOM

14'3" x 11'4" (4.34m x 3.45m)

With the focal point of a period style fireplace surround with marble conglomerate insert and hearth flanked by wall light points to both sides. Timber framed double glazed window overlooking the tree lined grounds. Built in airing/storage cupboard with shelving and housing the hot water cylinder. Coved cornice. Television/FM aerial point. Telephone point. Upgraded "Quantum" storage radiator. Opaque glazed double opening doors to:



KITCHEN

9'8 x 7'4 (2.95m x 2.24m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink beneath a timber framed double glazed window overlooking the delightful courtyard gardens. Integrated appliances include an electric fan oven/grill and four ring electric hob with canopy extractor hood above. Space for a fridge and freezer. Tiled walls. Coved Cornice. Wall mounted convector heater.

BEDROOM

17'8 x 12'6 (5.38m x 3.81m)

Including built-in mirror fronted wardrobes containing hanging rails and shelving. Views toward the adjacent park through a timber framed double glazed window. Two wall light points. Coved cornice. Storage radiator.

BATHROOM/WC

6'9 x 6'9 (2.06m x 2.06m)

Fully tiled walls and ivory coloured suite including a panelled bath with electric shower over, vanity unit with inset wash basin and cupboard beneath and low level WC. Wall mounted illuminated mirror. Wall light point. Coved cornice. Extractor fan. Wall mounted convector heater.

OUTSIDE

Resident and visitor parking area.

SERVICES

Mains water, electricity 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 from 1994 and subject to a Ground Rent of £516.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is approximately £2777.00 per annum. This includes remuneration of the house manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates. 24 hour emergency call system with pull cords in all rooms. Full details and costs will be provided by our client's Solicitor.

COUNCIL TAX

Band D

NOTE

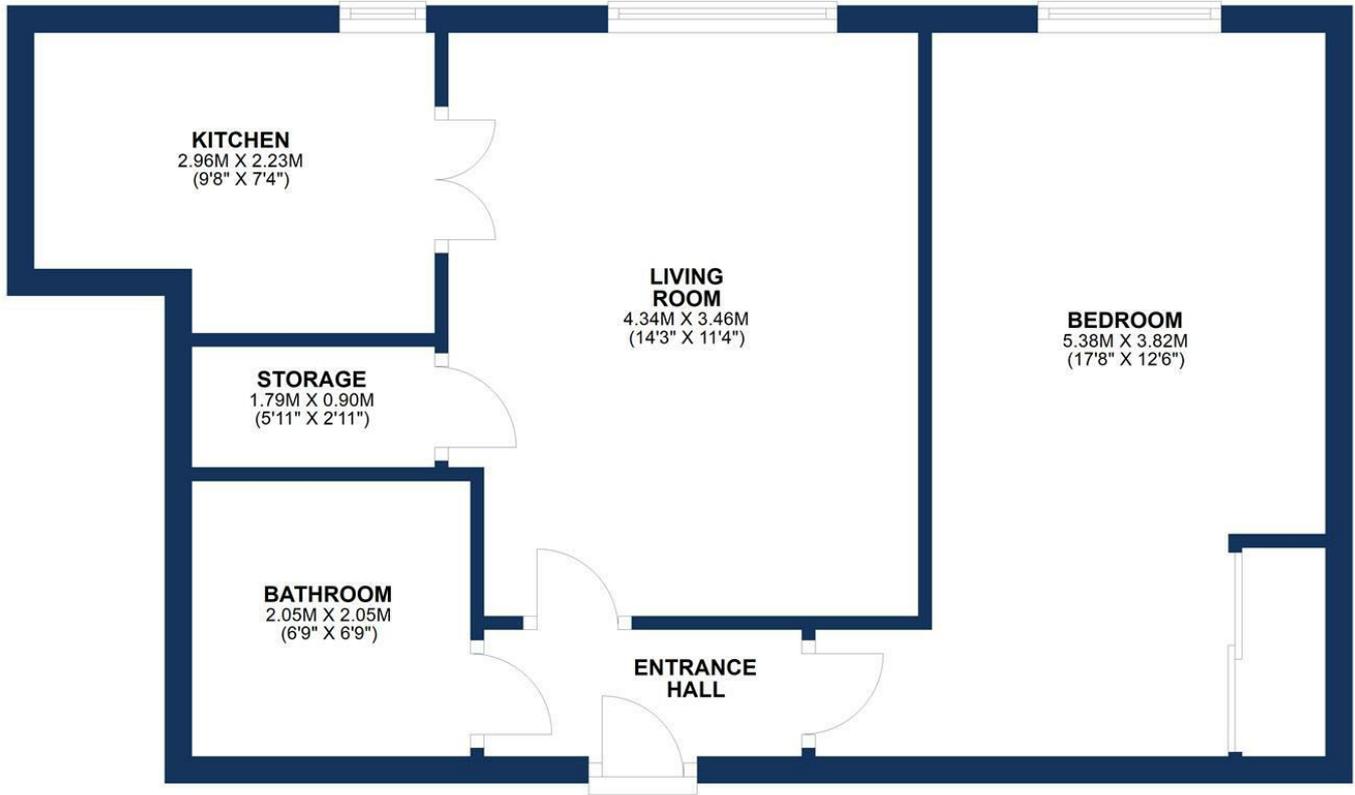
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 47.0 SQ. METRES (506.0 SQ. FEET)



TOTAL AREA: APPROX. 47.0 SQ. METRES (506.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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