



## APT 2 191 KENTMERE ROAD | TIMPERLEY

£180,000

A superbly proportioned modern ground floor purpose built apartment in a popular residential location. The accommodation briefly comprises communal entrance hall, private entrance hall, open plan lounge and dining room opening onto a fitted kitchen, two double bedrooms and bathroom/WC. Allocated residents and visitors parking. An appointment to view is highly recommended.

POSTCODE: WA15 7NT

## DESCRIPTION

Kentmere Road forms part of the Kentmere Place development built by Bryant Homes completed in 2005. The location is ideally placed for the shopping centre of Timperley village which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over 2 miles away. The area also has excellent communication links being within easy reach of the M60 and M56 motorways and with the Metrolink tram service into Manchester.

The accommodation is superbly presented throughout and approached via secure communal entrance hall which provides access to the private entrance hall. The accommodation is well proportioned throughout and features an open plan lounge dining room opening onto a fitted kitchen with a range of integrated appliances all by Bosch and with the accommodation completed by the two bedrooms and bathroom/WC.

Externally there are well maintained communal gardens and an allocated parking space.

An excellent apartment in a sought after location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system.

#### PRIVATE ENTRANCE HALL

With phone entry system. Hardwood front door. Laminate wood flooring. Radiator.

#### OPEN PLAN LOUNGE DINING ROOM

19'10" x 12'1" (6.05 x 3.68)

With PVCu double glazed bay window to the front. Laminate wood flooring. Two radiators. Ample space for living and dining suites. Television aerial point. Telephone point. Satellite television point.

#### KITCHEN

12'9" x 7'6" (3.89 x 2.29)

Fitted with a comprehensive range of light wood wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. All appliances by Bosch. Radiator. Wall mounted gas central heating boiler. PVCu double glazed window to the rear. Tiled splashback. Fitted storage cupboard.



## BEDROOM 1

12'6" x 11'10" maximum measurements (3.81 x 3.61 maximum measurements)

With fitted wardrobes. PVCu double glazed window to the rear. Radiator. Television aerial point. Telephone point.

## BEDROOM 2

8'11" x 8'8" (2.72 x 2.64)

PVCu double glazed window to the front. Radiator. Laminate wood flooring.

## BATHROOM

6'9" x 6'0" (2.06 x 1.83)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Radiator. Half tiled walls. Extractor fan.

## OUTSIDE

Allocate parking space to the rear.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## TENURE

We are informed the property is held on a leasehold basis of 125 years from 2005. Full details will be provided by our clients Solicitor.

## SERVICE CHARGE

We are informed the current service charge is £88.50 per calendar month.

## NOTE

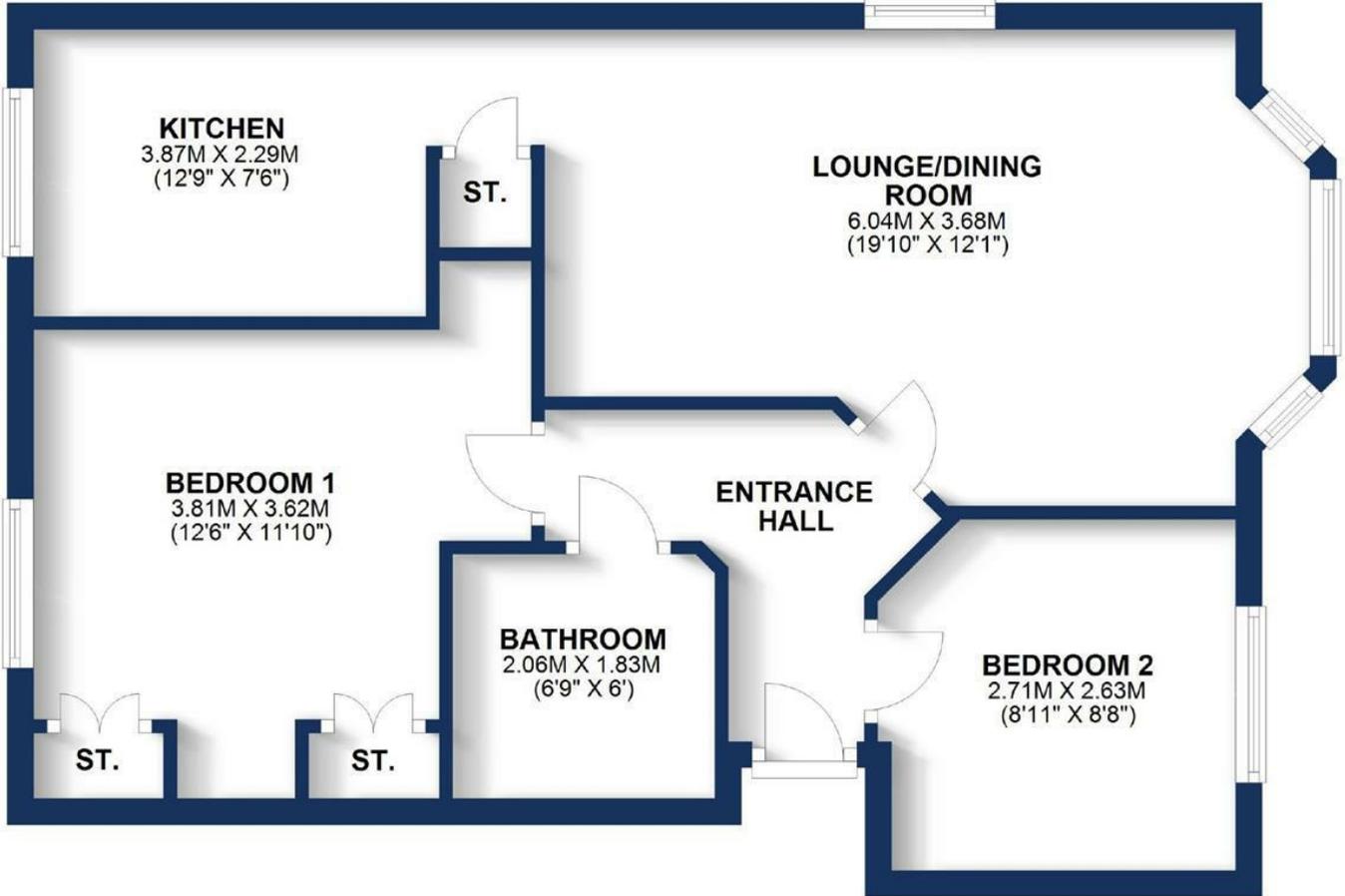
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 56.6 SQ. METRES (608.8 SQ. FEET)



TOTAL AREA: APPROX. 56.6 SQ. METRES (608.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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