



APARTMENT 1 | CHESWICK CLOSE | BROOKLANDS

OFFERS OVER £375,000

An immaculate ground floor apartment in this exclusive development by Villafont. The accommodation briefly comprises communal entrance hall, private entrance hall with storage cupboard, open plan living dining kitchen with a range of integrated appliances, master bedroom with en suite shower room, second double bedroom and bathroom/WC. Residents and visitors parking. Gardens to the side and rear. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: M33 3TS

DESCRIPTION

Cheswick Close is a gated exclusive community occupying an idyllic setting with attractive gardens screened by a variety of mature trees and complete with brook running through.

The apartment block is approached via a secure communal entrance hall with stairs and lift to all floors and the subject apartment is on the ground floor. The hallway provides access to all rooms and an additional storage cupboard. Towards the rear of the property is an open plan living dining kitchen fitted with a range of integrated Neff appliances and with doors to a rear patio seating area with gardens beyond. The master bedroom benefits from an en suite shower room, fitted wardrobes and also has double doors to a side patio seating area with lawned gardens beyond. There is a second double bedroom serviced by the family bathroom/WC.

Externally gated access leads onto the development with allocated residents and visitors parking.

The location is ideal being within easy access to the surrounding network of motorways and with the Metrolink providing a commuter service into Manchester and with Manchester International Airport close by. The property also lies within the catchment area of highly regarded primary and secondary schools.

In conclusion a superb ground floor apartment and an early appointment to view is recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry.

PRIVATE ENTRANCE HALL

Phone entry system. Tiled floor. Telephone point. Large storage cupboard.

OPEN PLAN LIVING DINING KITCHEN

28'7" x 11'9" (8.71 x 3.58)

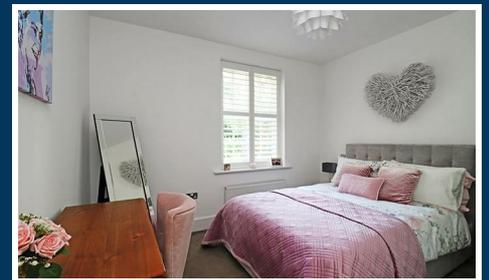
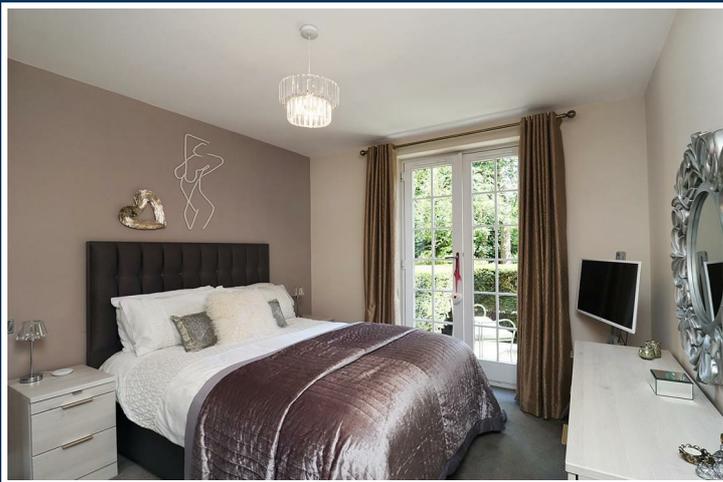
With kitchen area fitted with high gloss wall and base units with work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated Neff oven/grill plus fridge freezer, dishwasher and washing machine. 5 ring gas hob with stainless steel splashback and extractor hood. Recessed low voltage lighting. Tiled floor. Opaque double glazed window to the side. Radiator.

The living area has double glazed window to the side and double doors lead onto the patio seating area with lawned gardens beyond. Recessed low voltage lighting. Television aerial point. Telephone point. Satellite television point. Radiator.

BEDROOM 1

18'4" x 10'8" (5.59 x 3.25)

Superb master bedroom with double doors to side patio seating area with lawned gardens beyond. Fitted wardrobes. Radiator. Television aerial point.



EN SUITE

7'1" x 5'7" (2.16 x 1.70)

Fitted with a white Duravit suite with chrome Hansgrohe fittings and comprising large shower enclosure, WC and wash basin. Recessed low voltage lighting. Extractor fan. Part tiled walls. Tiled floor. Chrome heated towel rail.

DOUBLE BEDROOM 2

10'10" x 10'4" (3.30 x 3.15)

A second double bedroom with PVCu double glazed window to the side with plantation shutters. Television aerial point. Radiator.

BATHROOM

7'11" x 7'8" (2.41 x 2.34)

Fitted with a white Duravit suite with chrome Hansgrohe fittings and comprising panelled bath with mains shower over, WC and wash hand basin. Tiled floor. Part tiled walls. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Large radiator. Airing cupboard housing recently installed combination gas central heating boiler.

OUTSIDE

Accessed off the master bedroom and living area there are two patio seating areas with delightful lawned gardens beyond which enjoy a high degree of privacy.

Gated access leads to the development and the residents and visitors allocated parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band D.

TENURE

We are informed the property is held on a leasehold basis for the residue of 999 year term from 2008. There is a ground rent of £250 Per annum and full details will be provided by our clients Solicitor.

SERVICE CHARGE

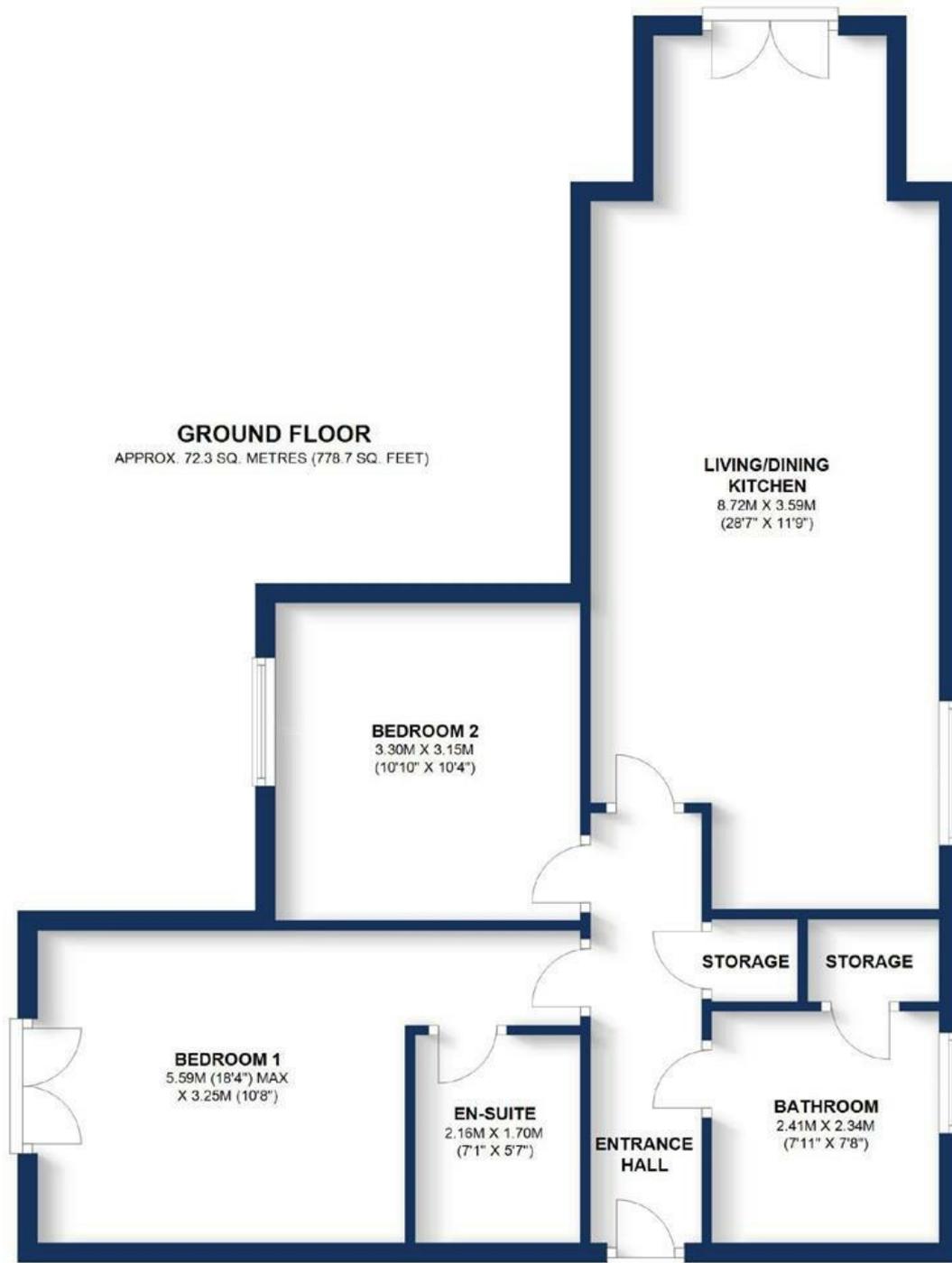
There are two service charges, one for the apartment buildings and one for the development which together total £1,890 per annum. Full details will be provided by our clients Solicitor.

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. 72.3 SQ. METRES (778.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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