



APARTMENT 3 LYNTON HOUSE LYNTON GROVE | ALTRINCHAM

OFFERS OVER £270,000

An immaculate luxury ground floor purpose built apartment constructed by Linden Homes and occupying a sought after location. The accommodation is well proportioned throughout and approached via a secure communal entrance hall. Private entrance hall with large storage areas and access to all rooms. Impressive living room overlooking the communal gardens and opening onto a fitted dining kitchen with a comprehensive range of wall and base units and integrated appliances. Master bed/en suite shower room, 2nd double bed serviced by the family bathroom/WC. Viewing is essential.

POSTCODE: WA15 7GP

DESCRIPTION

Lynton House was constructed in 2004 by Linden Homes Ltd and is a stylish and elegant development of just 7 luxury apartments built to the high standards of modern technology yet retaining the features of Victorian craftsmanship.

The main building is approached through a hardwood door leading to the foyer via an audio video entry system. There are both staircase and lift to upper floors.

This apartment is located towards the rear of the building and features a long entrance hall leading to the generously proportioned living room which in turn opens up onto a fully fitted dining kitchen with a range of quality integrated appliances and ample space for dining suite. There are two double bedrooms and luxuriously fitted en suite shower room/WC to the master and main bathroom/WC. There is an allocated parking space within the grounds.

The grounds themselves are laid mainly to lawn with mature hedge borders and trees and the building overlooks Timperley Sports Club and Altrincham Municipal Golf Course to the front.

The location is ideal being about 1/2 mile distant from the comprehensive market town of Altrincham where there is the Metrolink commuter service into Manchester. The property is also well placed being within the catchment area of highly regarded primary and secondary schools.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

Hardwood front door. Laminate wood flooring. Storage cupboard housing gas central heating boiler. Video entry system. Two radiators.

LIVING ROOM

13'0" x 11'7" (3.96m x 3.53m)

Superb reception room with two PVCu double glazed windows to the side. Laminate wood flooring. Television aerial point. Telephone point. Opening to:

DINING KITCHEN

11'5" x 9'9" (3.48m x 2.97m)

With a comprehensive range of wall and base units with contrasting heat resistant work surfaces incorporating stainless steel sink unit. Integrated oven/grill plus four ring gas hob with extractor hood all by Bosch. Integrated Siemens fridge freezer and Hotpoint washing machine. PVCu double glazed window to the side. Radiator. Ample space for dining suite. Recessed low voltage lighting.

BEDROOM ONE

13'5" x 11'0" (4.09m x 3.35m)

With fitted wardrobes along one wall. PVCu double glazed window to the side. Television aerial point. Radiator.



EN SUITE

8'0" x 5'5" (2.44m x 1.65m)

Beautifully appointed en suite bathroom with a suite comprising tiled shower cubicle, wash hand basin and WC. Extractor fan. Recessed low voltage lighting. Part tiled walls. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Tiled floor.

BEDROOM TWO

8'11" x 8'7" (2.72m x 2.62m)

With PVCu double glazed window to the side. Radiator.

BATHROOM

8'11" x 6'6" (2.72m x 1.98m)

With a modern white suite with chrome fittings comprising bath, wash hand basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled floor. Tiled splashback.

OUTSIDE

To the front of the development there is residents and visitors parking with one allocated space for the apartment.

The gardens are laid mainly to lawn with mature hedge boundaries.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band 'D'

TENURE

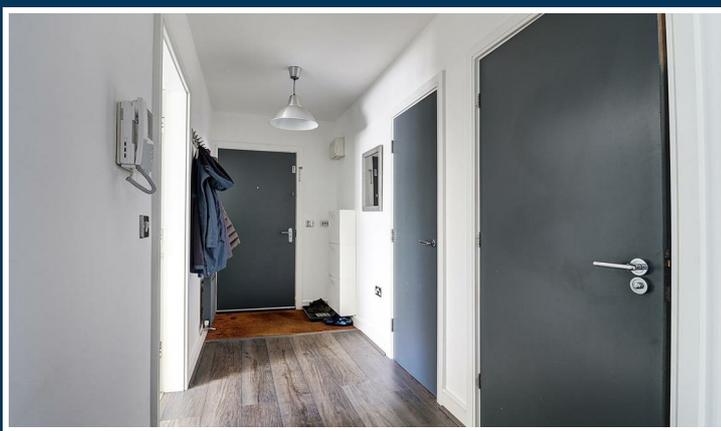
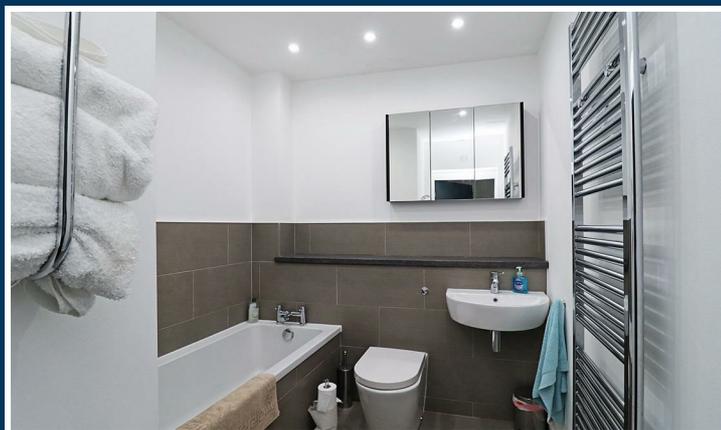
We are informed the property is held on a Leasehold basis and subject to a Ground Rent of £267.05 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the service charge is currently approximately £180 per calendar month and includes heating, cleaning and lighting of common parts and buildings insurance.

NOTE

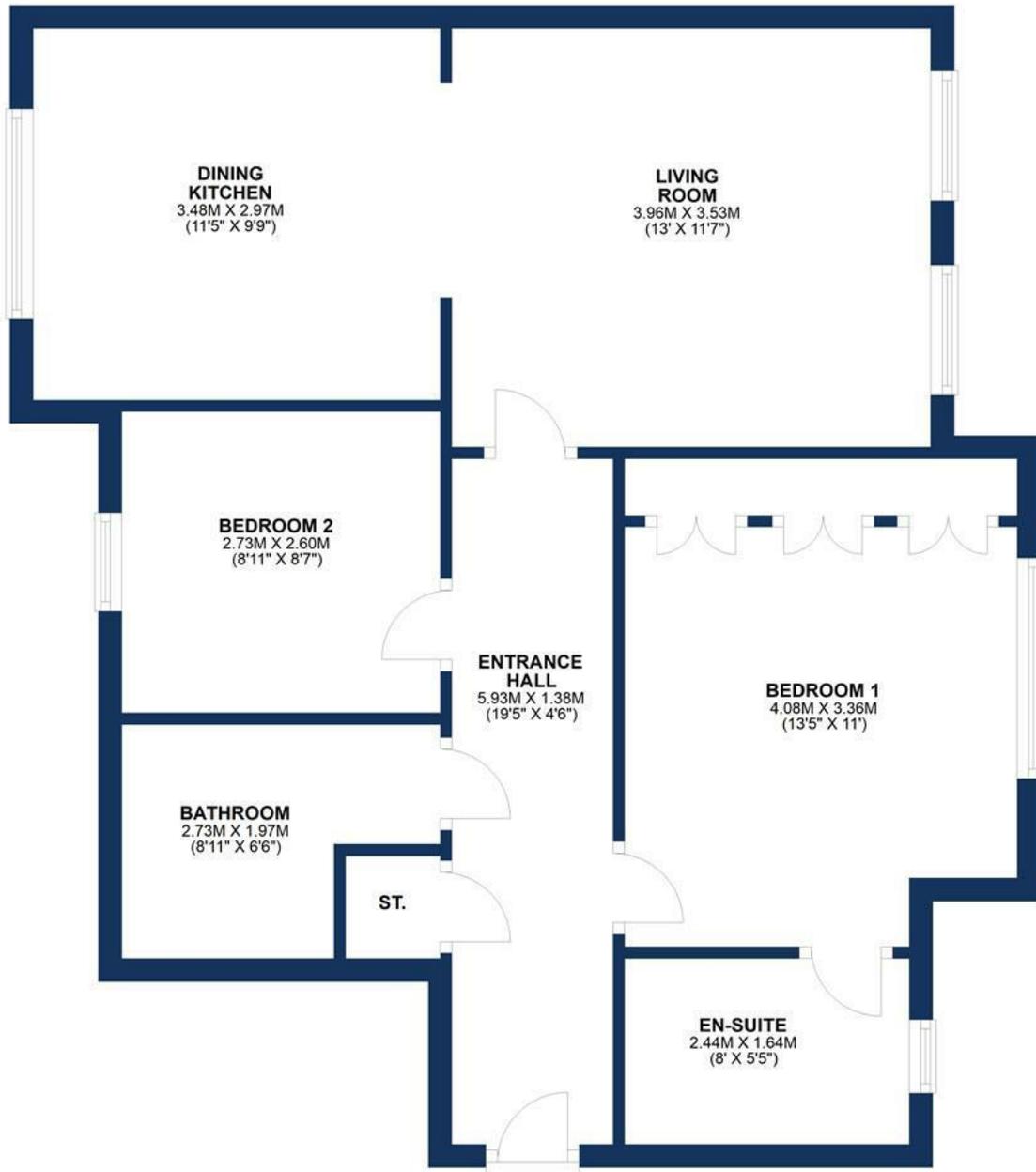
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 67.1 SQ. METRES (721.7 SQ. FEET)



TOTAL AREA: APPROX. 67.1 SQ. METRES (721.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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