



## APARTMENT 2 THE PINES 15B BRADGATE ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £650,000

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly presented ground floor apartment with fabulous southerly facing private rear terrace. The accommodation briefly comprises spacious entrance hall with storage, stunning open plan living/dining kitchen with twin sets of bi-folding windows, utility room, master bedroom with en suite shower room/WC, additional double bedroom and bathroom/WC. Underfloor heating and double glazing throughout. Two parking spaces beyond remotely operated gates. Secluded tree lined grounds.

POSTCODE: WA14 4QU

## DESCRIPTION

Constructed circa 2009 this individually designed development was inspired by the Arts and Crafts movement, is set well back from the carriageway within manicured tree lined grounds and is situated on a quiet leafy cul de sac. The highly regarded location is ideal with the shopping centre of Altrincham being 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. The apartment is also well placed for the surrounding network of motorways, Altrincham Metrolink station and Manchester Airport.

This superb ground floor apartment combines attractive architecture with contemporary interior design and features the use of high quality materials. The superior specification includes solid concrete floors providing sound insulation and hardwood flooring. Approached beyond an oak front door the spacious entrance hall opens onto a stunning open plan living space through double opening doors. The kitchen is fitted with Siematic units and polished granite work surfaces alongside a full range of Neff appliances and the adjacent dining area has ample space for a substantial suite. The full width living area with the focal point of a stone fireplace also incorporates a study area and opens onto the exceptional stone paved terrace through two sets of aluminium bi-folding windows. In addition there is a generous utility room with modular storage system.

The excellent master bedroom benefits from fitted wardrobes and luxurious en suite shower room/WC whilst a further double bedroom is served by the impressive family bathroom/WC.

Underfloor heating has been installed and a centralised ventilation system with extractors situated in the kitchen, bathrooms and hallway, together with double glazing throughout

The private rear terrace is certainly a feature and ideal for entertaining during the summer months with a walled boundary and importantly a southerly aspect to enjoy the sunshine throughout the day. The well maintained communal gardens are laid mainly to lawn and surrounded by a variety of mature trees to create a high degree of privacy.

The parking area is accessed through remotely operated hardwood gates and there are two spaces, well positioned, immediately to the front of the apartment.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Opaque leaded light effect/panelled oak front door. Entry phone system. Individual mail boxes. Recessed low-voltage lighting. Glazed oak door to:

#### COMMUNAL ENTRANCE HALL

Lift and oak staircase to the upper levels. Tiled floor. Motion activated wall light.

#### PRIVATE ENTRANCE HALL

Panelled oak front door. Airing cupboard with shelving and housing the pressurised hot water system. Underfloor heating. Double opening oak doors to:

#### LIVING/DINING KITCHEN

27'6" x 21'2" (8.38m x 6.45m)

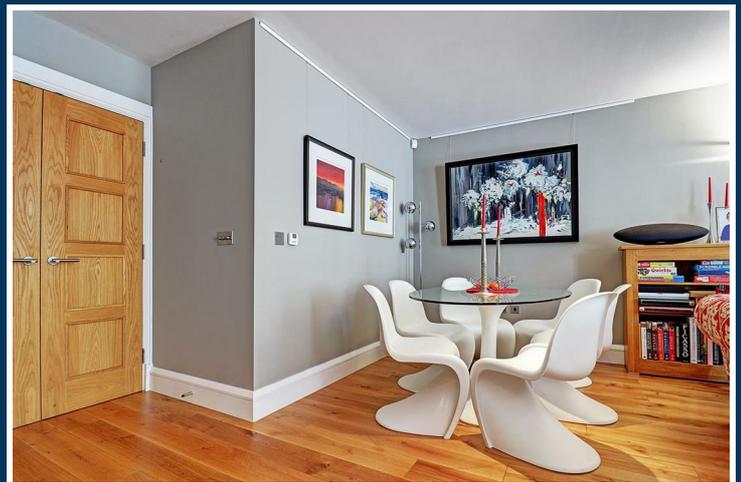
Oak flooring and underfloor heating. With clearly defined areas and planned to incorporate:

#### DINING KITCHEN

Fitted with Siematic wall and base units beneath polished granite work surfaces/up-stands and under-mount 1 ½ bowl stainless steel drainer sink with mixer tap. Peninsula breakfast bar. Strip lighting to the underside of the wall units. Integrated Neff appliances include an electric fan oven/grill with separate combination microwave oven above, four ring gas hob with stainless steel splash-back and matching chimney cooker hood above, fridge/freezer and dishwasher. Concealed wall mounted gas central heating boiler. Ample space for a dining suite. Recessed low-voltage lighting.

#### LIVING AREA

Stone fireplace surround with contemporary living flame gas fire framed in stainless steel and polished granite insert set upon a matching hearth and flanked by two wall light points. Two sets of aluminium framed double glazed bi-folding windows to the rear. Recessed low-voltage lighting. Provision for a wall mounted flat screen television.



## UTILITY/STORE ROOM

9'9" x 7'7" (2.97m x 2.31m)

Fitted with modular shelving/hanging rail. Space for a tall wine cooler and washer dryer. Recessed low-voltage lighting.

## BEDROOM ONE

14'11" x 11'3" (4.55m x 3.43m)

Fitted with contemporary wardrobes containing hanging rails and shelving. Leaded light effect timber framed double glazed window to the front. Recessed low-voltage lighting. Television aerial point. Underfloor heating.

## EN SUITE SHOWER ROOM/WC

8' x 5'8" (2.44m x 1.73m)

White/chrome counter top vanity wash basin with wall mounted mixer tap and low level WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Travertine tiled floor and partially tiled walls. Recessed low-voltage lighting. Shaver point. Underfloor heating. Chrome heated towel rail.

## BEDROOM TWO

11'9" x 8'2" (3.58m x 2.49m)

Leaded light effect timber framed double glazed window to the front. Recessed low-voltage lighting. Television aerial point Underfloor heating.

## BATHROOM/WC

8' x 6'4" (2.44m x 1.93m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, counter top vanity wash basin with wall mounted mixer tap and low level WC with concealed cistern all set within travertine tiled surrounds. Travertine tiled floor. Recessed LED lighting. Shaver point. Underfloor heating. Chrome heated towel rail.

## OUTSIDE

The private rear terrace is certainly a feature and ideal for entertaining during the summer months with a walled boundary and importantly a southerly aspect to enjoy the sunshine throughout the day. The well maintained communal gardens are laid mainly to lawn and surrounded by a variety of mature trees to create a high degree of privacy.

Two parking spaces.

## 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 not subject to a Ground Rent. An equal share of the company that owns the Freehold will be transferred upon completion. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £2,640.00 per annum. This includes maintenance, repair, cleaning, redecorating and lighting of the building and grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

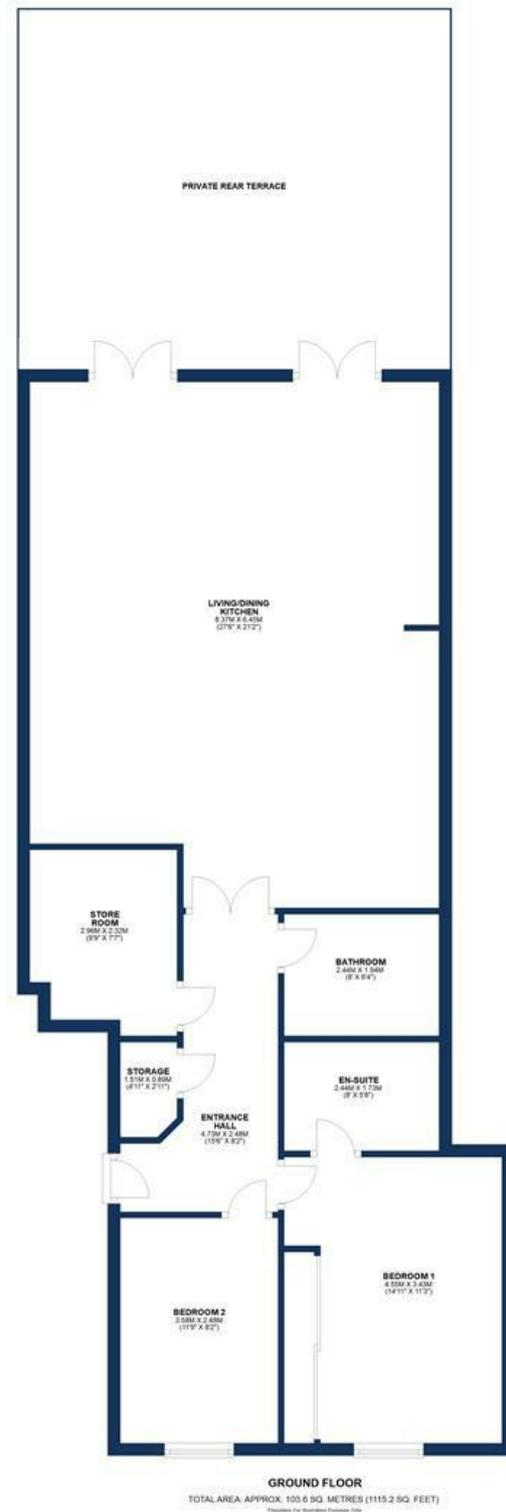
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## NOTE

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



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