



32 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

£165,000

A first floor retirement apartment forming part of a highly favoured development by McCarthy and Stone and occupying an excellent position overlooking the tree lined grounds. The accommodation briefly comprises private entrance hall with useful storage, sitting/dining room, fitted kitchen with integrated appliances, two double bedrooms and modern shower room/WC. Careline system, House Manager, residents lounge and guest suite. Electric heating and double glazing. Resident and visitor parking. Ideal location midway between Hale and Altrincham.

POSTCODE: WA14 2LR

DESCRIPTION

Springbank is an attractive development completed by McCarthy & Stone and stands in a slightly elevated position within mature tree lined grounds. A little over a ¼ mile distant is the village of Hale with its range of individual shops and restaurants and a little further is the more comprehensive shopping centre of Altrincham with its highly popular market Hall and Metrolink tram station providing a regular service into Manchester and the surrounding areas.

The development features a resident house manager, Careline 24 hour system within the apartment, beautifully appointed residents lounge, kitchen, laundry and guest suite that may be reserved for visiting friends and relatives.

The accommodation has been carefully planned and the unusually spacious entrance hall leads onto a generously proportioned dual aspect sitting room with the focal point of a period style fireplace. The fitted kitchen benefits from a range of integrated appliances and views in a southerly direction towards Springbank Park. Two genuine double bedrooms both with built-in furniture are served by the re-fitted modern shower room/WC.

Importantly the apartment occupies a superb position at first floor level, the heating system has been upgraded with Dimplex Quantum storage radiators and double glazing has been installed.

Externally there are both residents and visitors parking areas and beautifully manicured grounds.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

A welcoming reception area approached beyond a panelled hardwood front door. Storage cupboard with space for a freezer, shelving and space for hanging coats and jackets. Airing cupboard with shelving and housing the hot water cylinder. Entry phone system. Coved cornice. Electric storage radiator.

SITTING/DINING ROOM

14'9" x 11'3" (4.50 x 3.43)

A charming dual aspect room with the focal point of a period style fireplace surround. Tree lined views through two timber framed PVCu double glazed windows. Two wall light points. Coved cornice. TV/FM aerial point. Electric storage radiator. Opaque pane double opening doors to:

KITCHEN

9'1" x 5'8" (2.77 x 1.73)

Fitted with a range of matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with tiled splash-back. Integrated appliances include an electric oven/grill and four ring ceramic hob with canopy extractor/light above. Recess for a fridge and automatic washing machine. Timber framed double glazed window with views in a southerly direction towards Springbank park. Tile effect floor. Coved cornice. Wall mounted convector heater.



BEDROOM ONE

13'9" x 13'4" (4.19 x 4.06)

Built-in mirror fronted wardrobes containing hanging rails and shelving. Far reaching views through two timber framed double glazed windows. Three wall light points. Coved cornice. Electric storage radiator.

BEDROOM TWO

13'10" x 8'1" (4.22 x 2.46)

A further double bedroom currently used as a separate dining room and study. Built-in wardrobes with louvre doors. Wall light point. Coved cornice. Electric storage radiator.

BATHROOM/WC

6'8" x 5'7" (2.03 x 1.70)

Fitted with a modern white/chrome pedestal wash basin and low level WC. Wide tiled enclosure with electric shower. Mirror fronted cabinet. Tiled walls. Wall light point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking areas.

COMMUNAL GROUNDS

With undulating lawns, central paved area and surrounding flowerbeds all screened by a variety of mature trees and with views in a southerly direction.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession on completion.

TENURE

We have been informed the property is held on a leasehold basis and subject to a ground rent of £582.00 per annum. This should be verified by your solicitor.

SERVICE CHARGE

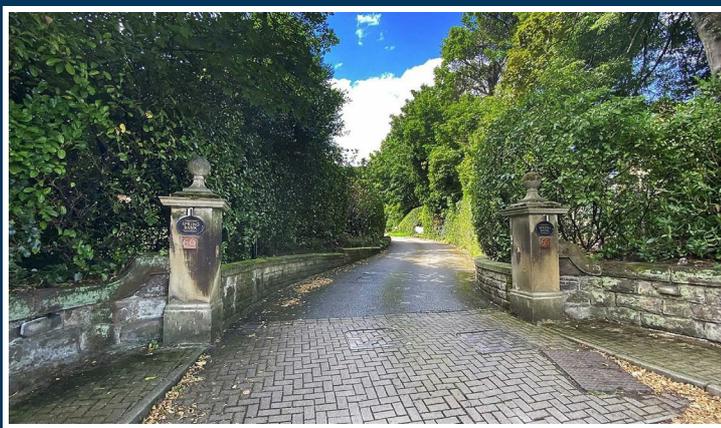
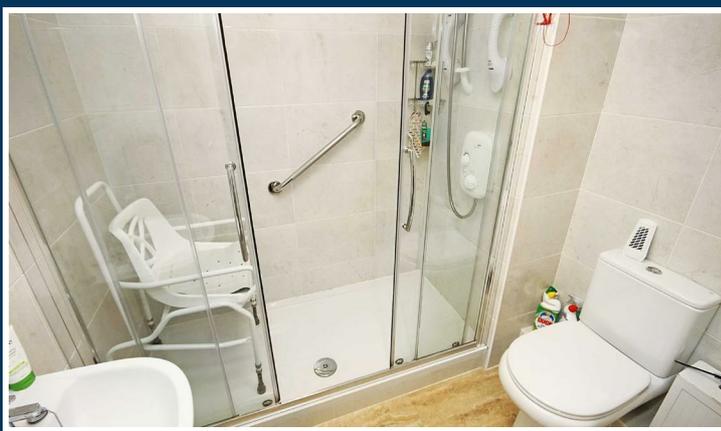
The service charge is approximately £348.00 per calendar month. This includes the remuneration of the resident House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. We also understand the water and sewerage charges are included. Full details will be provided by our clients Solicitor.

COUNCIL TAX

Band "E"

NOTE

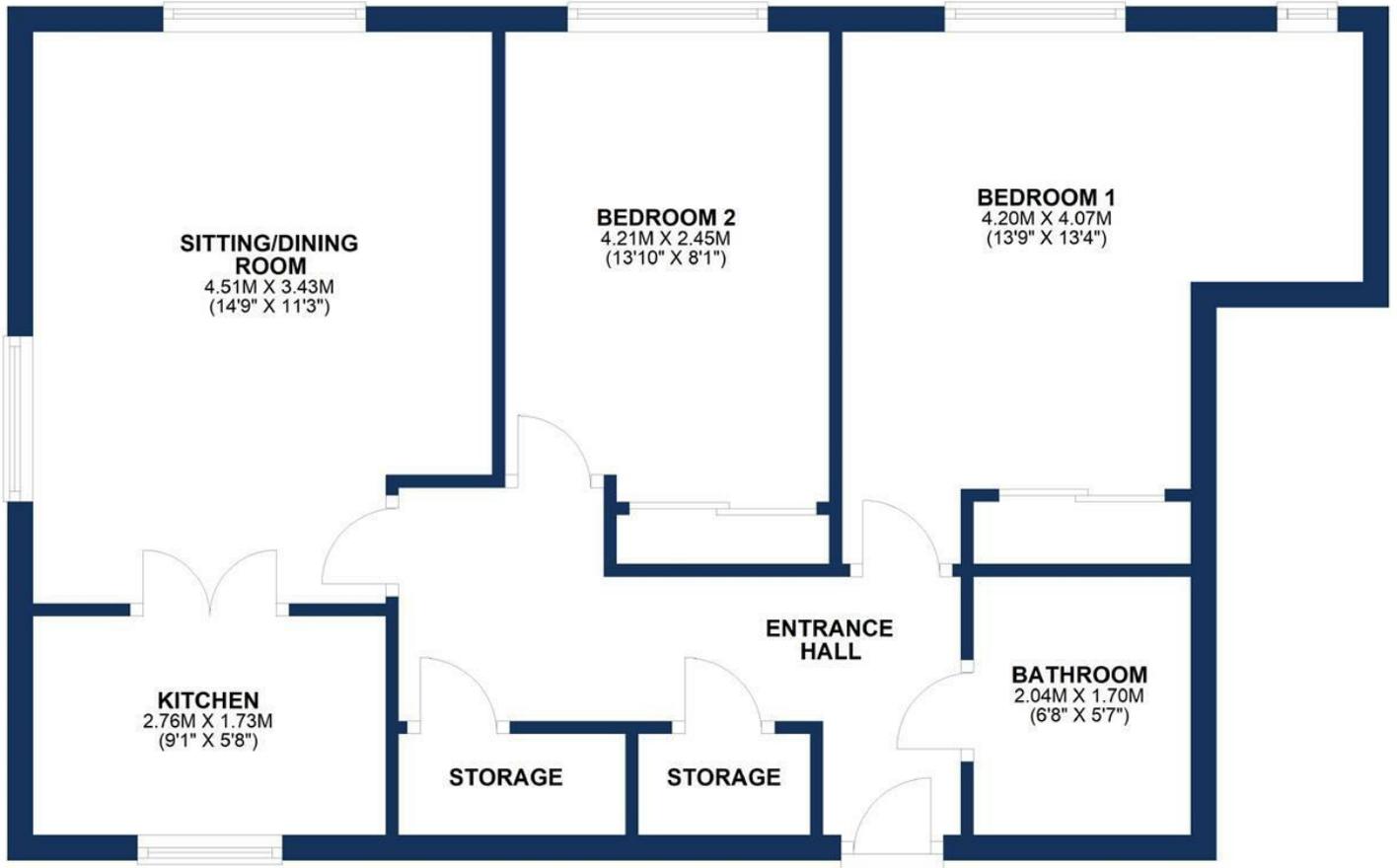
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 60.0 SQ. METRES (645.6 SQ. FEET)



TOTAL AREA: APPROX. 60.0 SQ. METRES (645.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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