



## APARTMENT 43 ROMANA SQUARE | ALTRINCHAM

OFFERS OVER £200,000

**\*\*\*NO ONWARD CHAIN\*\*\*** A superb first floor apartment ideally situated within the development with views over the communal gardens to the front. The accommodation briefly comprises secure communal entrance hall, open plan living dining kitchen with a range of integrated appliances, master bedroom with en suite shower room/WC, second double bedroom and bathroom/WC. Secure residents and visitors parking. Communal gardens plus concierge and gym/spa. Viewing is highly recommended.

POSTCODE: WA14 5QB

## DESCRIPTION

Romana Square was constructed by Linden Homes Ltd and is a stylish and elegant development built to the high standard of modern technology and benefits from a concierge service and gym/spa. The development is approached via electric wrought iron gates and there is allocated parking for each apartment and ample visitors parking. There is secure video entry system into the apartment building. The property offers well proportioned accommodation presented to a high standard and features an impressive open plan living dining kitchen with range of integrated appliances and with double glazed sliding doors to Juliette balcony which overlooks the communal gardens to the front. The master bedroom benefits from an en-suite shower room/WC and a second double bedroom is serviced by the main bathroom/WC.

The location is ideal being approximately 1 mile distant from the village centre of Timperley and approximately 1 1/2 miles distant from the more comprehensive town of Altrincham. Timperley Metrolink station provides a commuter service into Manchester and is a short walk away from the development. The property is also well placed for access to surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

With stairs to all floors.

### FIRST FLOOR

#### OPEN PLAN LIVING DINING KITCHEN

20'7" x 12'5" (6.27m x 3.78m)

With a comprehensive range of natural wood fronted wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Tiled splashback. Sliding PVCu double glazed door to Juliette balcony. Two radiators. Television aerial point. Telephone point. Utility cupboard housing hot water system and with plumbing for washing machine. Video entry system.

#### BEDROOM I

16'11" x 10'3" (5.16m x 3.12m)

PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

#### EN-SUITE

7'4" x 5'10" (2.24m x 1.78m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Part tiled walls.



## BEDROOM 2

12'6" x 8'10" (3.81m x 2.69m)

PVCu double glazed window to the front. Radiator. Telephone point.

## BATHROOM

6'11" x 6'5" (2.11m x 1.96m)

Again with white suite with chrome fittings comprising panelled bath, WC and wash hand basin. Chrome heated towel rail. Part tiled walls. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

Allocated residents and visitors parking. Communal gardens.

## SERVICES

Main water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE:

We are informed the property is held on a Leasehold basis for 999 years from 2006 and subject to a ground rent of approximately £250.00 pa. Full details will be provided by our clients Solicitor.

Management fees are £115.00 per month (Oakland Residential) and Ground Rent is £263.04 per year (The Compton Group).

## NOTE

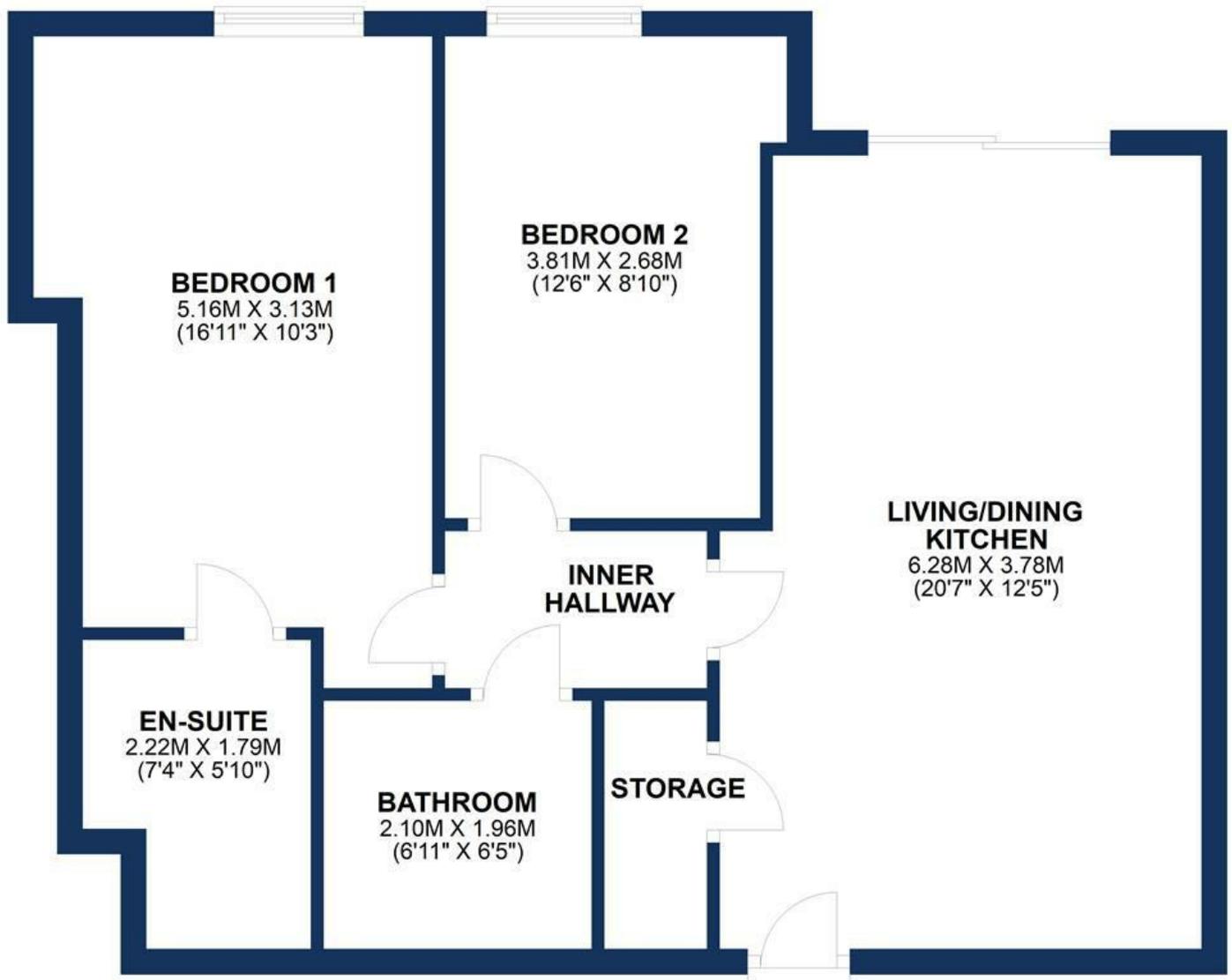
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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# FIRST FLOOR

APPROX. 60.6 SQ. METRES (652.6 SQ. FEET)



TOTAL AREA: APPROX. 60.6 SQ. METRES (652.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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