



6 SPRINGBANK 66 ASHLEY ROAD | ALTRINCHAM

OFFERS AROUND £260,000

* GARAGE INCLUDED * NO ONWARD CHAIN *

A perfectly positioned ground floor apartment within this ever popular retirement development. Previously with two bedrooms the accommodation has been reconfigured to provide generous living space and briefly comprises private entrance hall with built in cupboards, elegant sitting room with french window opening onto the southerly facing terrace, dining room, fitted kitchen with integrated appliances, master bedroom with fitted furniture and modern shower room/WC. Electric heating and double glazing. Single garage. Residents parking subject to availability. Visitors parking. All the facilities of a McCarthy & Stone development.

POSTCODE: WA14 2LR

DESCRIPTION

This spacious self contained ground floor retirement apartment forms part of a development by McCarthy & Stone built approximately 25 years ago and has matured to be one of the most interesting in the locality. The design is attractive with a substantial building constructed in brick and stone and carefully planned to benefit from commanding views over the surrounding tree lined grounds. Features of the development include a resident House Manager, comprehensive security system and 24 hour Careline facility. There is a guest suite for visitors which can be reserved at a relatively modest cost and a well appointed residents lounge for social functions.

The location is also ideal being approximately mid way between the market town of Altrincham and the village of Hale with its range of individual shops, restaurants, wine bars and railway station. Altrincham Metrolink station, which also incorporates a rail and bus interchange, provides services to surrounding areas.

Springbank stands in a slightly elevated position and this apartment has the added advantage of being on the southerly side with a French window leading onto the stone paved terrace with views toward the adjacent park.

The accommodation incorporates a sitting room of generous size with the focal point of an attractive fireplace and has been reconfigured to include a separate dining room with delightful views over the grounds. A re-fitted kitchen with brushed chrome effect fittings features a range of integrated appliances and overlooks the communal gardens.

The superbly proportioned master bedroom benefits from a Shaker style fitted furniture and is served by a modern shower room/WC.

Heating is by means of an upgraded storage radiator to the dining room, slimline storage radiators, convector heaters and the windows are double glazed. Unusually the apartment has a single garage with remotely operated door.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Residents lounge and inner hall with both staircase and lift to all floors.

PRIVATE ENTRANCE HALL

A welcoming reception area approached through a panelled hardwood door. Deep storage cupboard with shelving and housing the insulated hot water cylinder with electric immersion heater. Additional storage cupboard with shelving. Coving. Electric storage radiator. Small paned door to:

SITTING ROOM

17'9" x 11'6" (5.41 x 3.51)

A charming room with the focal point of a marble effect fireplace with coal/flame effect electric fire. Double glazed French window opening onto the stone paved terrace and southerly facing gardens. Timber framed double glazed window to the side flanked by two wall light points. Cornice. Television aerial point. Slimline electric radiator. Opening to:

DINING ROOM / STUDY / BEDROOM 2

12'3" x 8'10" (3.73 x 2.69)

Originally planned as a second bedroom the arrangement has been altered to create an excellent reception room with ample space for a dining suite. Double glazed window with delightful tree lined views. Wall light point. Coving. Recently installed storage radiator.



KITCHEN

8'11" x 5'8" (2.72 x 1.73)

Accessed through double opening opaque glazed doors and fitted with an inset stainless steel drainer sink within a marble effect heat resistant work surface positioned beneath the double glazed window overlooking the gardens. There is a range of white fronted units with brushed chrome effect handles providing excellent storage and integrated appliances include an electric oven/grill, four ring ceramic hob with extractor/light canopy above, fridge and freezer. The fittings are set within tiled surrounds with concealed lighting over the work surfaces.

MASTER BEDROOM

17'8" x 9'0" (5.38 x 2.74)

A double room of generous size with double glazed window overlooking the grounds toward the park. Fitted with a range of Shaker style furniture including wardrobes containing hanging rails and shelving, alongside matching chest of drawers and cupboard. Four wall light points. Coving. Television aerial point. Electric storage radiator.

SHOWER ROOM/WC

6'9" x 5'7" (2.06 x 1.70)

Fitted with a white/chrome suite comprising semi recessed vanity wash basin with with mixer tap and low level WC. Tiled shower enclosure with electric shower. Cosmetics cabinet. Coving. Extractor fan. Chrome heated towel rail and wall mounted electric convector heater.

OUTSIDE

SINGLE GARAGE

Remotely operated up and over door. Light and power.

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 from June 1994 for a period of 125 years and subject to a ground rent of £582.08 pa. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

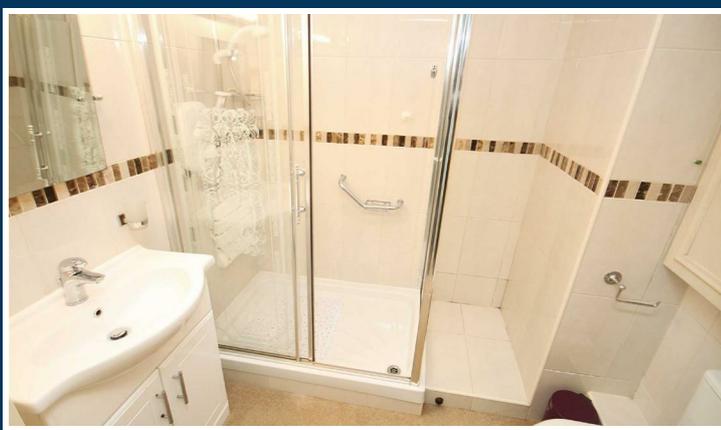
The service charges are approximately £350.00 per calendar month. This includes the remuneration of the resident House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. We have also been informed that the water and sewerage charges are included. Again full details will be provided by our clients Solicitor.

COUNCIL TAX

Band "E"

NOTE

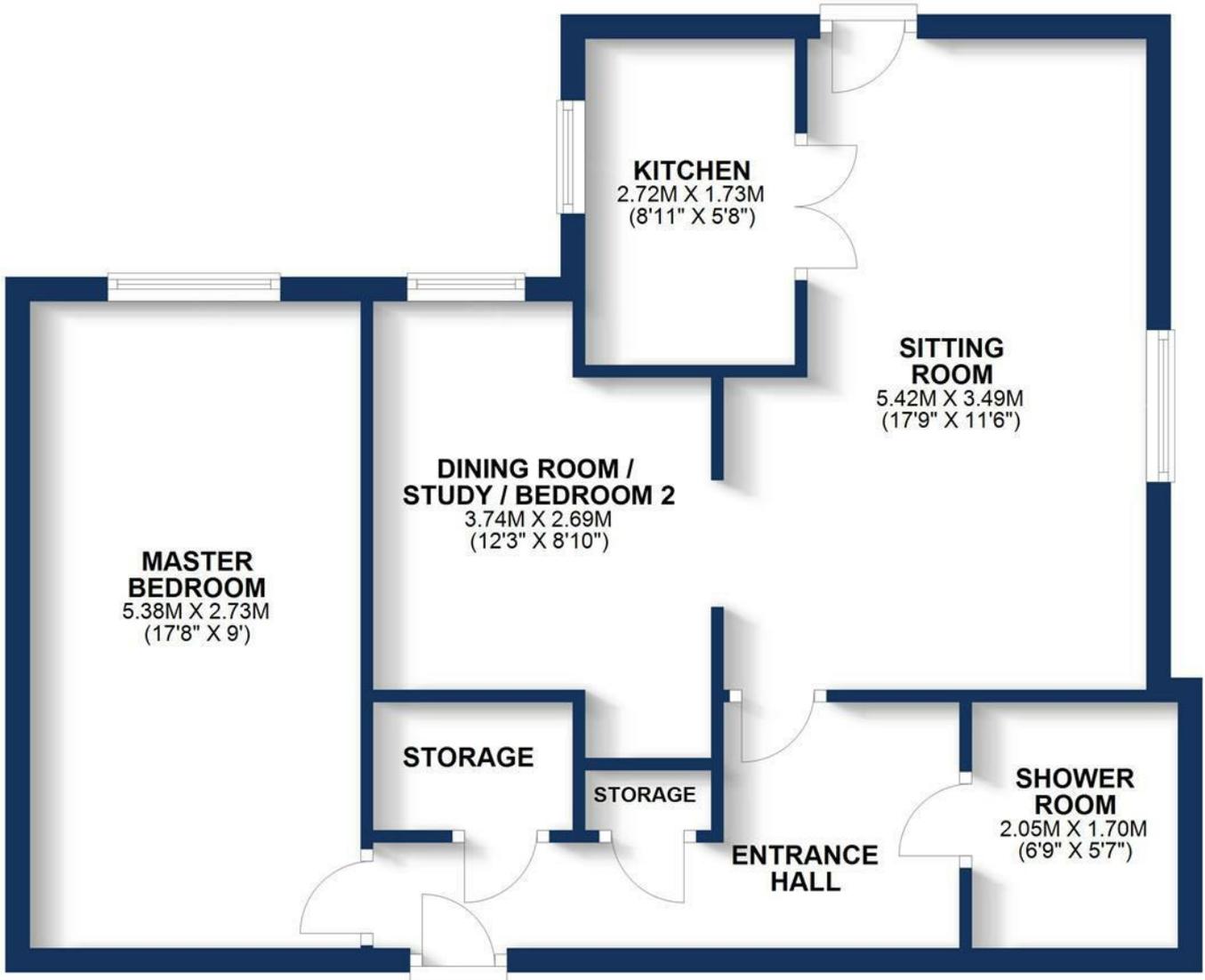
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 60.2 SQ. METRES (648.4 SQ. FEET)



TOTAL AREA: APPROX. 60.2 SQ. METRES (648.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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