

## APARTMENT 108 32 WOODFIELD ROAD | ALTRINCHAM

£180,000

A contemporary ground floor apartment within a waterside development and occupying a superb position overlooking the manicured treelined grounds. The accommodation briefly comprises secure communal entrance hall, superb open plan sitting/dining room with full height windows opening onto a decked terrace. Fitted kitchen with integrated appliances, large double bedroom with full height windows opening onto a south facing decked terrace, bathroom/WC, separate utility area. Secure underground allocated parking. Well maintained communal gardens. Viewing is highly recommended.

POSTCODE: WA14 4RN

## DESCRIPTION

This waterside development was constructed circa 2006 and designed by Foster & Partners in conjunction with Urban Splash. Environmental sustainability was at the heart of the project and combined with contemporary internal fittings along with stunning architecture this high specification apartment represents stylish modern living in a highly popular location.

The property is positioned adjacent to the award winning town centre of Altrincham with its highly popular market quarter that contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition a short distance away is John Leigh park with tennis courts and recreational areas.

The accommodation features a superb open plan living/dining area with full height windows opening onto a superb decked terrace overlooking the tree lined grounds and undulating lawns complimented by views of the Bridgewater canal. The kitchen is fitted with a comprehensive range of white high gloss units with a range of integrated appliances. There is a spacious double bedroom with full height windows leading onto a further south facing decked terrace and the accommodation is completed by the bathroom/WC plus separate utility area.

Externally there is underground allocated residents parking and visitors spaces.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Secure entry system. Lift and stairs to all floors.

#### SITTING/DINING ROOM

21'3" x 13'11" (6.48m x 4.24m)

With ample space for living and dining suites. Natural wood flooring. Television aerial and telephone point. Full height windows provide access to a decked seating terrace and with views towards the tree lined communal gardens with canal beyond. Two radiators.

#### KITCHEN

8'1" x 7'11" (2.46m x 2.41m)

Fitted with a comprehensive range of white high gloss 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. Integrated fridge freezer and dishwasher.

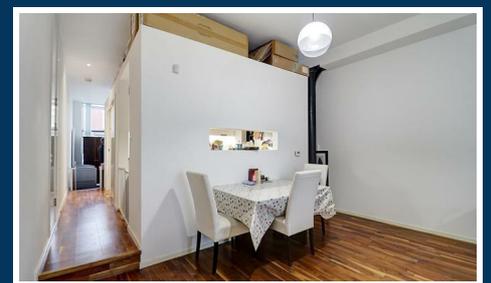
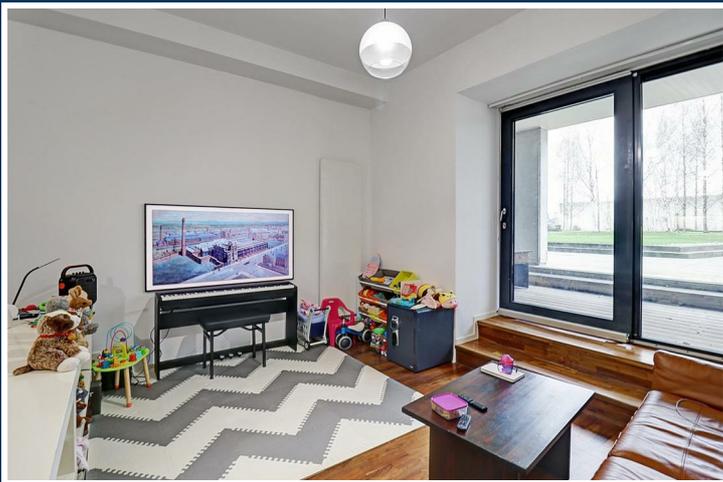
#### BEDROOM

13'11" x 11'1" (4.24m x 3.38m)

With full height windows providing access onto a south facing decked terrace. Radiator.

#### BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, WC and vanity wash basin. Heated towel rail. Laminate flooring. Recessed low voltage lighting. Extractor fan. Tiled splashback.



## UTILITY

With plumbing for washing machine.

## OUTSIDE

With South facing terrace off the bedroom and further terrace sitting area off the sitting/dining room with undulating lawned gardens beyond.

Secure pedestrian and vehicular access and with secure underground allocated parking for residents.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## TENURE

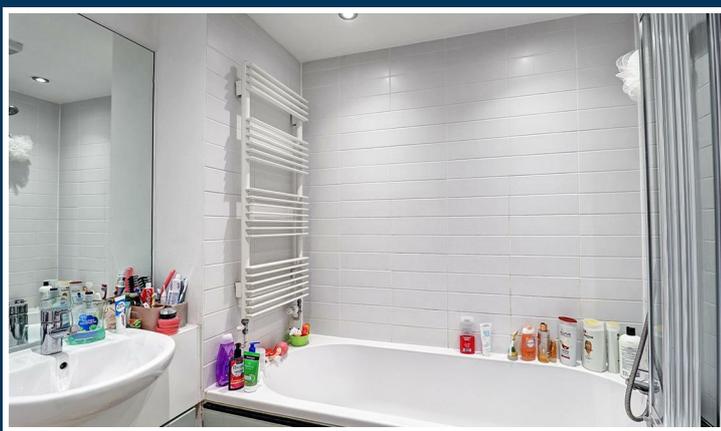
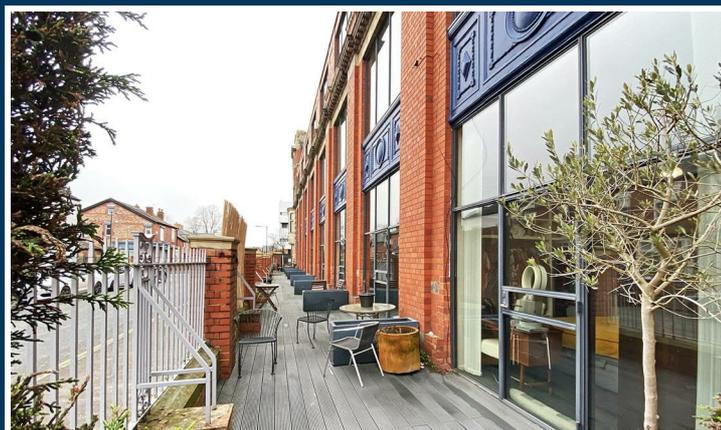
We are informed the property is held on a Leasehold basis for the residue of 999 years from January 2003 and subject to a Ground Rent of £216.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is currently £228.00 pcm which includes cleaning, servicing and maintenance of the grounds and communal equipment and provision of on-site security cover.

## NOTE

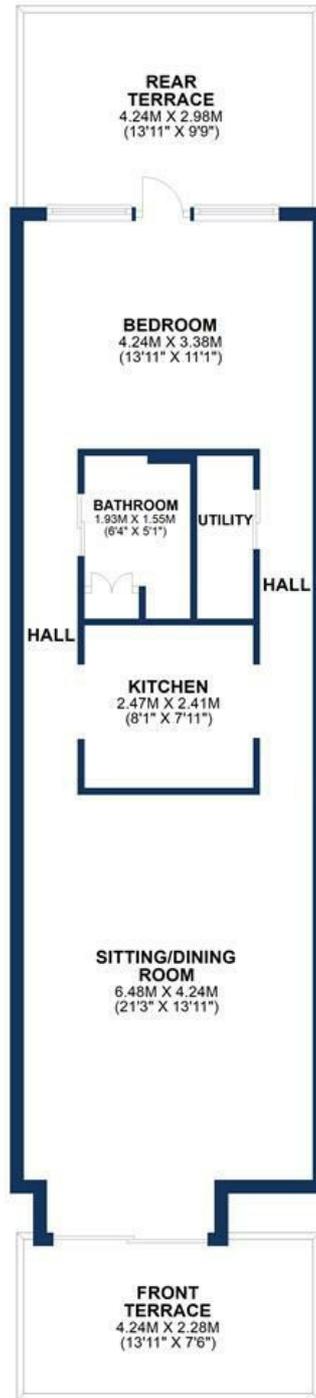
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## GROUND FLOOR

APPROX. 61.6 SQ. METRES (663.2 SQ. FEET)



TOTAL AREA: APPROX. 61.6 SQ. METRES (663.2 SQ. FEET)

TERRACES NOT INCLUDED IN FLOOR AREA CALCULATION  
Floorplans For Illustrative Purposes Only



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