



DELAHAYS LODGE FLAT 2 WOOD LANE | ALTRINCHAM

£159,950

NO ONWARD CHAIN A superbly presented ground floor apartment within this development for the over 55's and with double doors leading onto the communal gardens. The accommodation briefly comprises secure communal entrance hall, large private entrance hall with storage cupboard, open plan sitting/dining room with adjacent fitted kitchen, two excellent bedrooms and shower room/WC. Residents and visitors parking plus communal gardens to the front accessed by the sitting room. Viewing is highly recommended.

POSTCODE: WA15 7PG

DESCRIPTION

Delahays Lodge is a development of apartments age restricted to over 55's and ideally located in an attractive setting.

The building is approached via a secure communal entrance hall with stairs and lift to all floors. The private entrance hall for the apartment provides ample storage and access to all rooms. There is a large open plan sitting/dining room with double doors leading onto the south facing communal gardens. Off the sitting/dining room is a fitted kitchen with space for all appliances and there are two double bedrooms plus modern shower room/WC.

Benefitting from a southerly aspect the apartment is bright and well presented throughout. Externally there is residents and visitors parking and communal gardens to the front, side and rear. Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Secure communal entrance hall. Stairs and lift to all floors.

PRIVATE ENTRANCE HALL

Hardwood front door. Video entry system. Electric heater. Fitted storage cupboard. Airing cupboard. Ceiling cornice.

OPEN PLAN SITTING/DINING ROOM

15'4" x 12'4" (4.67m x 3.76m)

With PVCu double glazed double doors leading onto the south facing communal gardens at the front. Focal point of an electric fireplace. Electric heater. Ceiling cornice. Television aerial point.

KITCHEN

9'8" x 6'6" (2.95m x 1.98m)

With a comprehensive range of light wood wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated fridge freezer. Plumbing for washing machine. Space for cooker. Extractor hood. Tiled splashback.

BEDROOM 1

15'4" x 8'0" (4.67m x 2.44m)

With PVCu double glazed window to the front. Mirror fronted fitted wardrobes. Electric heater. Telephone point.

BEDROOM 2

11'9" x 7'10" (3.58m x 2.39m)

PVCu double glazed window to the front. Electric heater.



BATHROOM

8'0" x 6'6" (2.44m x 1.98m)

With a white suite with chrome fittings comprising corner tiled shower cubicle, WC and wash hand basin. Heated towel rail. Half tiled walls. Extractor fan.

OUTSIDE

Towards the rear is residents and visitors parking and communal gardens to the front side and rear.

SERVICES

Mains water, electricity and drainage 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 125years from 1st August 1986. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the service charge is currently £132.48 per calendar month. This includes heating, cleaning and lighting of common parts, maintenance of communal grounds and ground rent and buildings insurance. Full details will be provided by our clients Solicitor.

NOTE

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



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GROUND FLOOR

APPROX. 54.7 SQ. METRES (589.0 SQ. FEET)



TOTAL AREA: APPROX. 54.7 SQ. METRES (589.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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