



4 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

OFFERS OVER £150,000

****NO ONWARD CHAIN***** Occupying a superb position within this attractive development of retirement apartments with access to the southerly facing communal lawned gardens and with views toward the tree lined Springbank Park.

Positioned at ground floor level the accommodation briefly comprises, entrance hall, sitting room with access to gardens, fitted kitchen, generous double bedroom with built in wardrobes and shower room/WC. Electric heating and double glazing. Viewing is highly recommended.

POSTCODE: WA14 2LR

DESCRIPTION

Positioned at ground floor level and benefitting from access to the southerly facing communal gardens and with views to Springbank Park this spacious retirement apartment occupies a superb position within this ever popular development.

The development is also one of the most popular in the locality. In part this is due to the ideal location being a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all the facilities of McCarthy & Stone developments including resident House Manager, Careline system within the apartment, kitchen, laundry and guest suite which may be reserved for visiting friends and relatives at a modest cost. There is also a thriving community with regular social events mainly held within the residents lounge which is tastefully furnished and appointed.

The accommodation includes a private entrance hall, sitting room with commanding views towards Springbank Park and door leading to the south facing communal gardens, fitted kitchen, generous double bedroom with built in wardrobes and shower room/WC. Storage within the hallway.

Heating is by means of slimline storage radiators, convector heaters and the windows are double glazed.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

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

PRIVATE ENTRANCE HALL

Hardwood front door. Storage cupboard. Entry system.

SITTING ROOM

19'8" x 10'7" (5.99m x 3.23m)

With focal point of a marble effect fireplace. Door providing access to the south facing communal gardens and views towards the park beyond. Electric heater. Ceiling cornice. Television aerial point. Telephone point. Glass panelled doors to:

KITCHEN

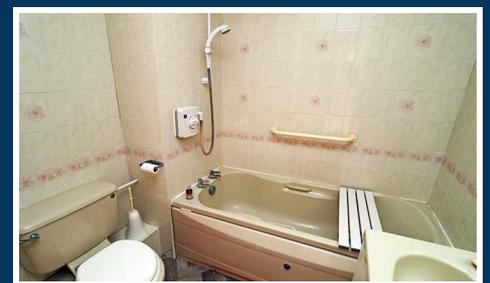
8'6" x 7'7" (2.59m x 2.31m)

With a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob. Space for fridge freezer. Tiled splashback. Window overlooking the gardens and park beyond. Ceiling cornice. Wall mounted heater.

BEDROOM

15'9" x 9'2" (4.80m x 2.79m)

With mirror fronted fitted wardrobes. Double glazed window overlooking the communal gardens and park beyond. electric heater. Ceiling cornice. Telephone point.



BATHROOM

6'9" x 5'5" (2.06m x 1.65m)

With a suite comprising bath with electric shower over, WC and vanity wash basin. Tiled walls. Extractor fan. Wall mounted heater. Chrome heated towel rail. Ceiling cornice.

OUTSIDE

Residents and visitors parking area. Tree lined communal gardens.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE:

We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 1st June 1994 and subject to a Ground Rent of £516.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the current service charge is approximately £3,000 per annum this includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates. 24hr emergency call system with pull cords in all rooms. Full details and costs will be provided by our clients Solicitor.

COUNCIL TAX

Band "D"

NOTE

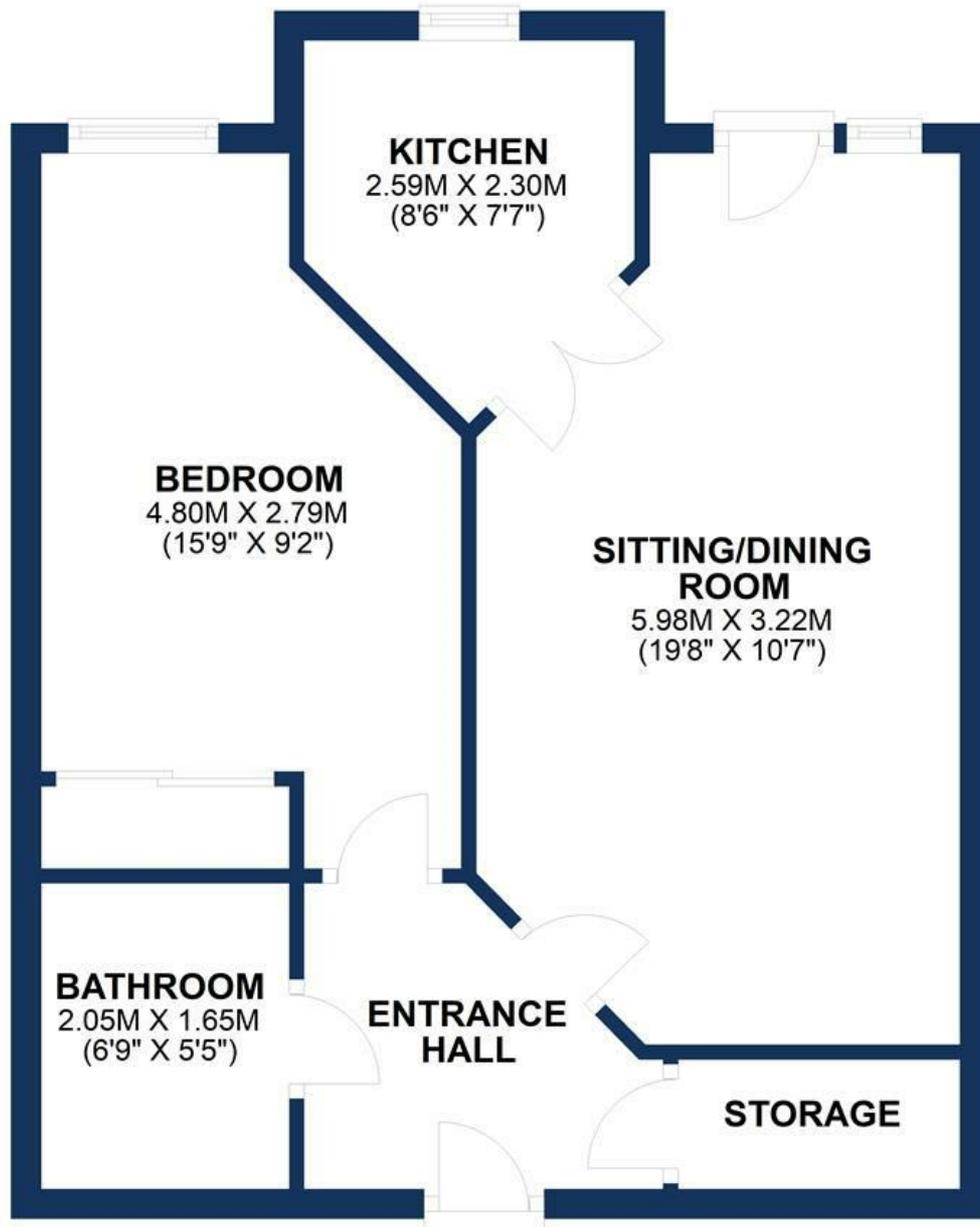
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 44.2 SQ. METRES (475.3 SQ. FEET)



TOTAL AREA: APPROX. 44.2 SQ. METRES (475.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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