IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

FLAT 3 LONGFORD LODGE GROBY ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £500,000

A beautifully appointed top floor apartment positioned in a sought after location within the Devisdale Conservation Area. The exceptionally well presented accommodation briefly comprises private entrance hall, living/breakfast kitchen with contemporary units and quality integrated appliances, exceptional sitting room with feature fireplace and commanding views, principle bedroom with built-in wardrobes and en suite shower/WC, further double bedroom with fitted furniture and shower room/WC. Gas fired central heating and double glazing. Two designated parking spaces and EV charging point. Communal gardens including a stone paved terrace.

POSTCODE: WA14 2BJ

DESCRIPTION

This fine apartment occupies the top floor of this substantial period residence with commanding tree lined views from the sitting room. In addition the landscaped communal grounds are laid mainly to lawn and incorporate a stone paved terrace with mature screening and a southerly aspect to enjoy the sunshine throughout the day.

Sympathetically refurbished and replanned by the current owners the exceptionally well presented interior features rooms of generous size with modern enhancements such as double glazed sash windows and oak flooring alongside an attractive panelled dado to the entrance hall complemented by a glass balustrade. With the focal point of a stone fireplace surround and polished granite hearth the naturally light sitting room benefits from a dual aspect and is ideal for formal entertaining. The stunning kitchen is fitted with contemporary handleless units, quartz work surfaces and substantial centre island with stainless steel counter top/breakfast bar and a range of quality integrated appliances. The adjacent living area is adaptable and may also be suitable for a dining suite.

The excellent principle bedroom has been configured to include a range of full height built-in wardrobes and luxurious en suite shower room/WC. There is a further double bedroom with fitted furniture and sumptuous shower room/WC.

Gas fired central heating has been installed together with double glazing throughout.

Parking is provided within the pattern imprinted driveway with two designated spaces for the apartment and an electric vehicle charging point.

The location must be regarded as one of the finest in the area containing mainly Victorian Mansions. Longford Lodge is less than half a mile distant from the shopping centre of Altrincham with its highly popular Market Quarter which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is also well placed for the surrounding network of motorways, places of worship and local schools.

In conclusion, this is an excellent opportunity to acquire an elegant apartment within a conversion of only four separate dwellings and offering beautifully appointed accommodation set within a peaceful and exclusive location.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH
Steps up and wrought iron balustrade. Video entry system.

COMMUNAL RECEPTION AREA
Hardwood panelled front door beneath an arch shaped transom light. Spindle balustrade staircase to the first floor. Leaded stained glass window to the rear. Two timber framed double glazed windows to the rear.

FIRST FLOOR

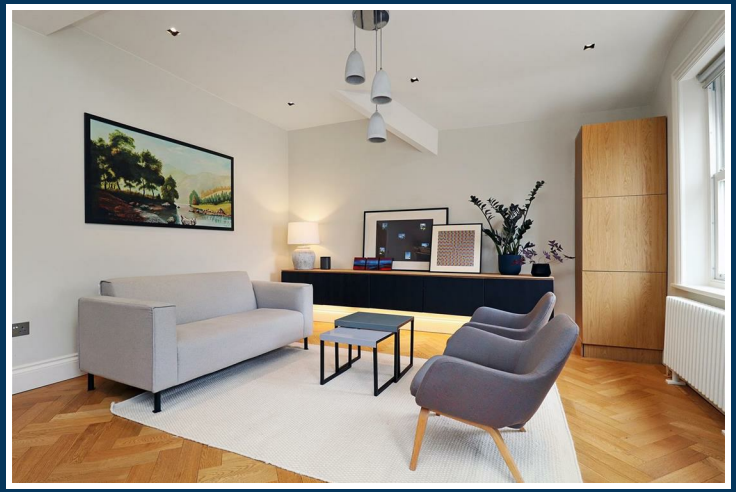
LOBBY
Hardwood panelled front door. Staircase to the second floor. Timber framed double glazed sash window. Panelled dado.

SECOND FLOOR

ENTRANCE HALL
Glass balustrade. Video entry system. Timber framed double glazed picture window to the rear. Velux window. Engineered oak flooring. Recessed LED lighting. Panelled dado. Period style radiator.

SITTING ROOM
16' x 14'8" (4.88m x 4.47m)

Stone fireplace surround and polished granite hearth. Arch shaped timber framed sash window to the front. Timber framed sash window to the side. Two period style radiators.



LIVING/BREAKFAST KITCHEN
22' x 13'4" (6.71m x 4.06m)

Fitted with a range of matching contemporary handleless wall and base units beneath quartz work surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with Quooker instant hot water tap and mirrored splash-back plus solid oak shelving. Matching centre island with stainless steel work surfaces/breakfast bar and integrated Barazza five ring gas hob with ceiling mounted cooker hood above. Additional integrated appliances include a Neff electric fan oven/grill, Neff fridge/freezer, Smeg dishwasher and Bosch automatic washing machine. Wall mounted unit to the living area with integrated down-lighting and concealed wall mounted gas central heating boiler. Two arch shaped timber framed sash windows to the side. Engineered oak flooring. Recessed LED lighting. Two period style radiators.

BEDROOM ONE
20' x 14'9" (6.10m x 4.50m)

Built-in wardrobes containing double hanging rails and cupboards above. Velux window with integrated blind. Period style radiator.

EN SUITE SHOWER ROOM/WC
8' x 6'8" (2.44m x 2.03m)

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Wide walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Fully tiled. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO
14'9" x 14'6" (4.50m x 4.42m)

Fitted furniture including wardrobes with automated lighting and containing hanging rails and shelving. Book shelves. Matching storage/airing cupboard with space for a tumble dryer. Timber framed double glazed sash window to the rear. Period style radiator.

SHOWER ROOM/WC
White/chrome counter top vanity wash basin with mixer tap and mirrored wall above and cantilevered WC with concealed cistern. Tiled shower enclosure with thermostatic rain shower and hand-held attachment. Velux window. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

OUTSIDE
Two designated parking spaces and EV charging point.

Secure communal bicycle store.

SERVICES
All main services are connected.

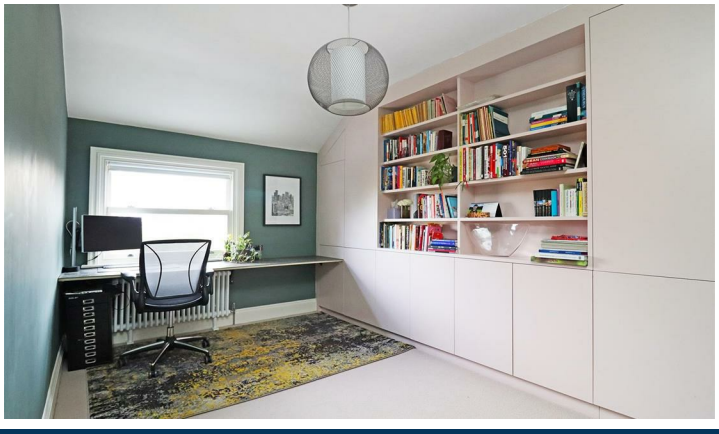
POSSESSION
Vacant possession upon completion.

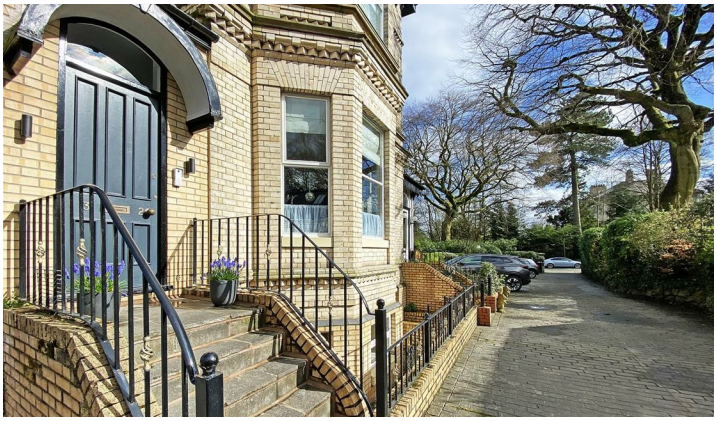
TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 years and each Leaseholder owns a share of the Freehold. This should be verified by your solicitor.

SERVICE CHARGE
We understand the service charge is £901.80 per annum. This includes window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX
Band E

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





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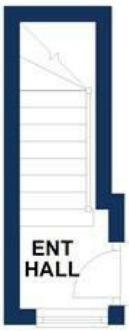
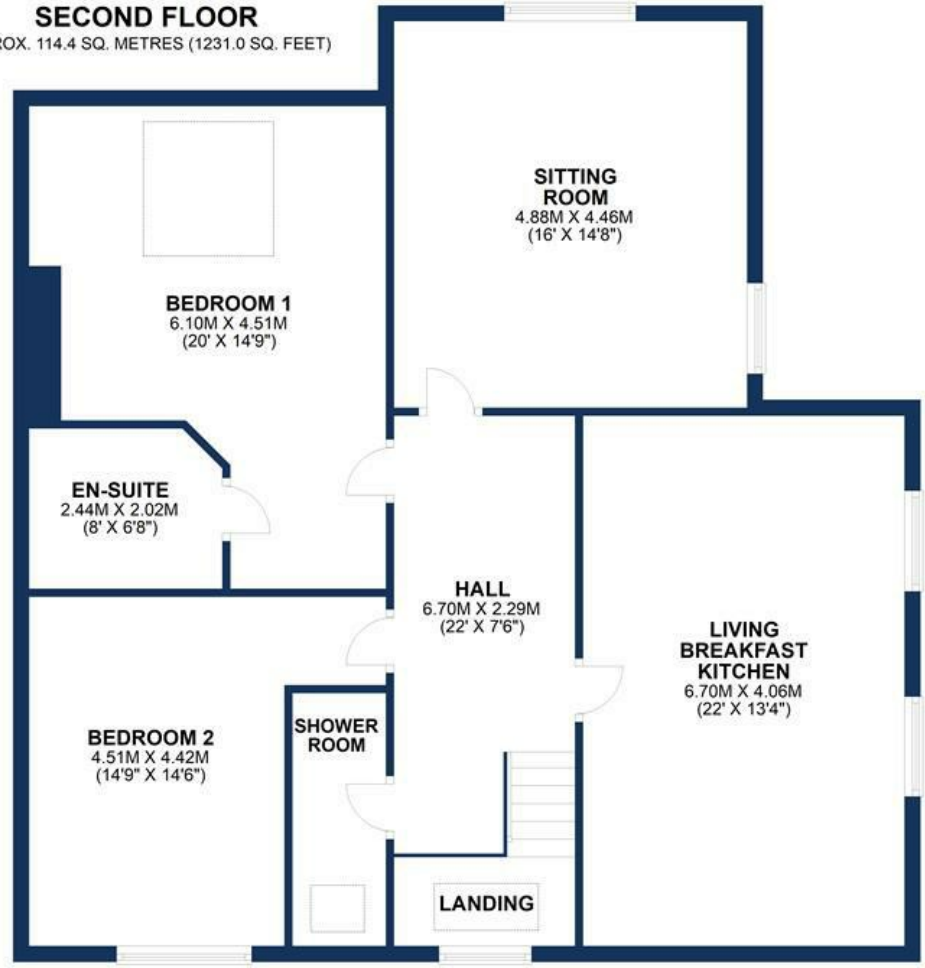
FIRST FLOOR

APPROX. 3.7 SQ. METRES (39.7 SQ. FEET)



SECOND FLOOR

APPROX. 114.4 SQ. METRES (1231.0 SQ. FEET)



TOTAL AREA: APPROX. 118.1 SQ. METRES (1270.7 SQ. FEET)

Floorplans For Illustrative Purposes Only

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