



11 GRANGE COURT GRANGE ROAD | BOWDON

OFFERS OVER £295,000

NO ONWARD CHAIN

A beautifully refurbished two bedroom ground floor apartment in a highly sought after location with gated access to the development. The superbly presented accommodation briefly comprises, private entrance hall, sitting/dining room with sliding windows opening onto the southerly facing gardens, contemporary fitted kitchen with integrated appliances, spacious master bedroom, further double bedroom and fully tiled modern shower room/WC. Electric heating and PVCu double glazing. Single garage. Resident parking and well maintained communal grounds.

POSTCODE: WA14 3EU

DESCRIPTION

Grange Court is a purpose built development of apartments in a sought after location just a few hundred yards from walks within open countryside throughout The Bollin Valley. The position is also ideal being within the catchment area of highly regarded primary and secondary schools and there are local shops available on Vicarage Lane plus good access to the surrounding network of motorways. The Metrolink station in Altrincham and the railway station in Hale provide an excellent commuter service into Manchester.

This particular apartment occupies one of, if not the best setting within the development and the interior has been carefully and tastefully refurbished, incorporating contemporary fittings with the benefit of an efficient new heating system, recessed LED lighting and PVCu double glazing throughout.

The aspect creates a naturally light living space and the quality is apparent upon entering. A private entrance hall with attractive tiled floor leads onto the elegant dual aspect sitting/dining room with sliding windows opening onto the southerly facing gardens. The adjacent kitchen is fitted with high gloss fronted units complemented by stone effect work surfaces and a full range of integrated appliances.

The generous master bedroom has been thoughtfully planned to create a walk-in wardrobe alongside additional fitted furniture. There is a further double bedroom and luxurious fully tiled shower room/WC with white suite and chrome fittings.

Importantly there is a deep storage cupboard with fitted cupboards and space for hanging coats and jackets.

Remotely operated gates provide access to the residents parking area and separate electric gates lead to a single garage at the rear of the development.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Opaque PVCu double glazed front door. Entry system. Individual letter boxes.

SECURE RECEPTION AREA

Shared between three ground floor apartments and providing access to the individual letter box.

PRIVATE ENTRANCE HALL

Hardwood front door. Deep storage cupboard with tall three door fitted unit containing shelving. Entry phone system. Tiled floor. Recessed LED lighting. Electric radiator.

SITTING/DINING ROOM

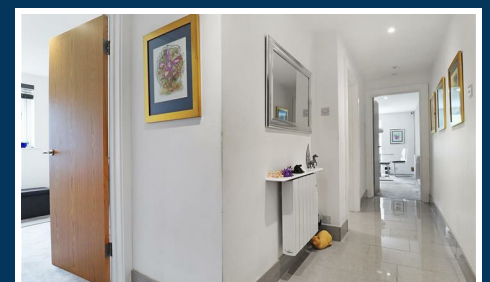
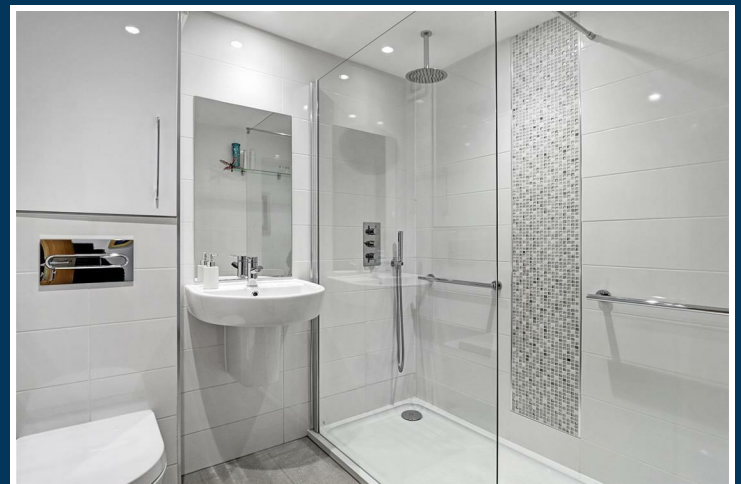
17'3" x 13'10" (5.26m x 4.22m)

PVCu double glazed sliding windows opening onto the gardens. Tall PVCu double glazed window. Recessed LED lighting. Television aerial point. Telephone point. Two electric radiators.

KITCHEN

9'11" x 9'2" (3.02m x 2.79m)

Fitted with a range of high gloss grey wall and base units beneath stone effect heat resistant work surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, three ring induction hob with stainless steel chimney cooker hood above, fridge/freezer, slimline dishwasher and automatic washing machine. Two PVCu double glazed windows. Tiled floor. Recessed LED lighting.



BEDROOM ONE

17' x 9'11" (5.18m x 3.02m)

Fitted wardrobe containing a hanging rail and shelving plus illuminated walk-in wardrobe containing double hanging rails. Recess for a wall mounted flatscreen television. PVCu double glazed window. Electric radiator.

BEDROOM TWO

12'10" x 7'8" (3.91m x 2.34m)

Fitted storage cupboards with shelving and housing the pressurised hot water cylinder. PVCu double glazed window. Recessed LED lighting. Electric radiator.

SHOWER ROOM/WC

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

Fully tiled and fitted with a white/chrome suite comprising wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower with thermostatic rain shower plus hand-held attachment. Built-in cabinet with shelving. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

SINGLE GARAGE

16'6" x 8'2" (5.03m x 2.49m)

Up and over door.

GROUNDS

The well tended communal gardens incorporate areas of lawn with surrounding well stocked borders screened by a variety of mature trees all of which combines to create an attractive setting. Resident parking is available within the secure gated grounds.

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 999 years. Ground rent is included in the service charge. This should be verified by your Solicitor.

SERVICE CHARGE

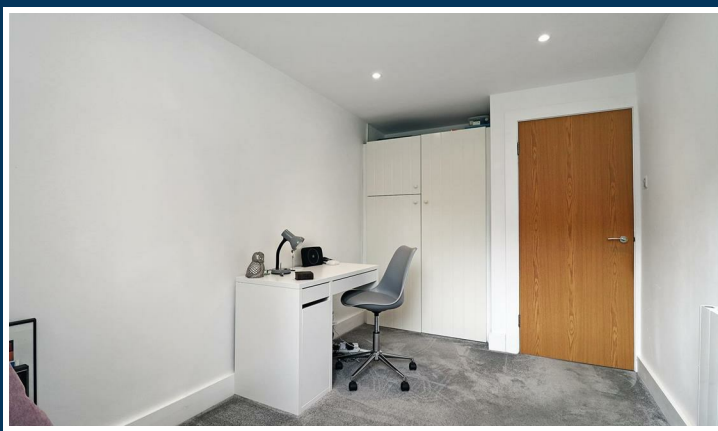
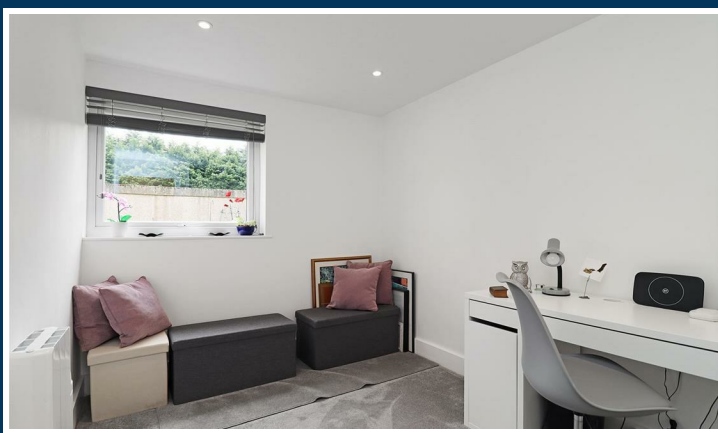
We understand the service charge is currently £120.00 per calendar month. This includes cleaning and lighting of the common parts, maintenance of the building and grounds, ground rent and the building insurance premium. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band C

NOTE

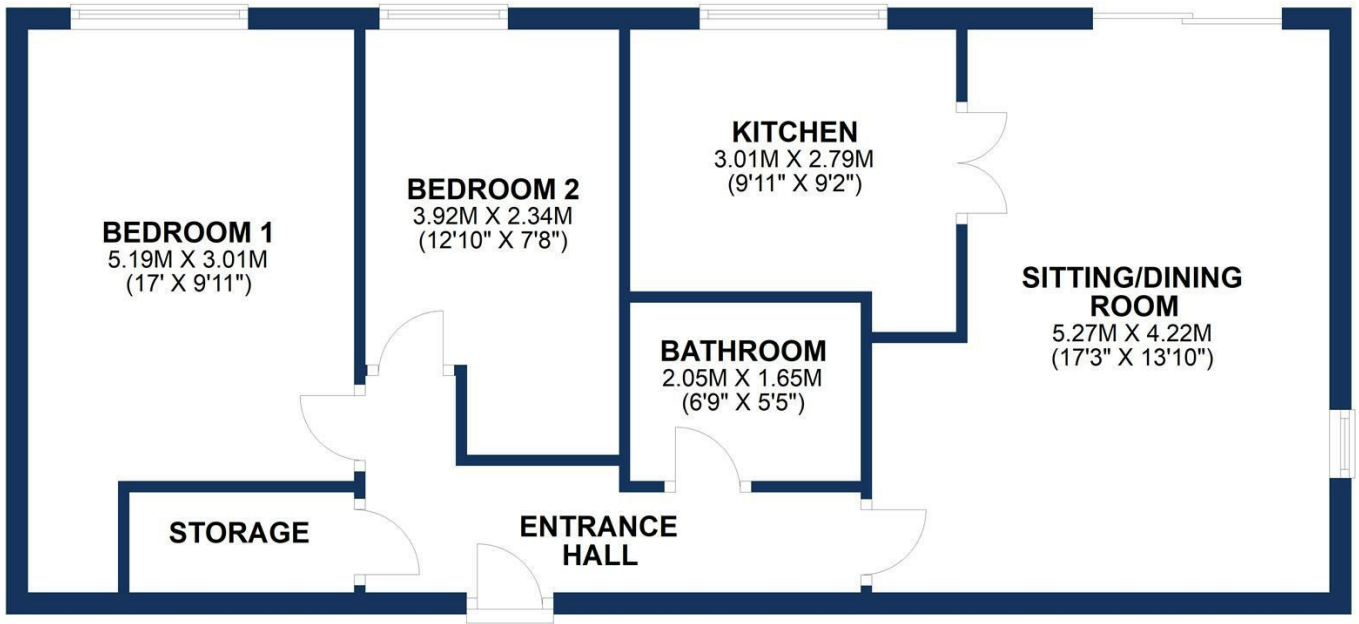
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 62.4 SQ. METRES (671.4 SQ. FEET)



TOTAL AREA: APPROX. 62.4 SQ. METRES (671.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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