



3 WOODCOTE 16 SOUTH DOWNS ROAD | HALE

£545,000

A first floor apartment in an exclusive development positioned a short distance from the village of Hale and within close proximity to the Bollin Valley. The accommodation briefly comprises private entrance hall, sitting/dining room, fitted breakfast kitchen with integrated appliances, utility room, primary bedroom with en suite bathroom/WC, two further bedrooms and family bathroom/WC. Basement storage room. Gas fired central heating and double glazing. Remotely operated gates providing access to resident parking/garages. Tree lined landscaped grounds with a southerly and westerly aspect.

POSTCODE: WA14 3HU

DESCRIPTION

Woodcote is a prestigious development of just five spacious apartments standing within mature tree lined grounds in a highly favoured location just a few hundred yards from the village of Hale.

The development is approached via remotely operated wrought iron gates which lead to a resident parking area and each of the individual garages. The recently improved contemporary entrance is approached beyond an enclosed vestibule which leads onto a communal reception area with lift and glass balustrade staircase to all floors.

Immediately upon entering the apartment there is a feeling of space with the impressive private entrance hall opening onto a naturally light and superbly proportioned dual aspect sitting/dining room. The adjacent breakfast kitchen is fitted with Shaker style units complemented by polished granite work surfaces, matching peninsula breakfast bar and integrated Neff appliances and unusually there is a separate utility room. In addition to the cloaks/storage cupboard positioned off the entrance hall there is also a substantial private storage room at basement level.

The primary suite comprises generous double bedroom fitted with a comprehensive range of furniture and bathroom/WC complete with separate shower enclosure. There is a further double bedroom with fitted wardrobes, additional bedroom which is currently used as a home office and family bathroom/WC featuring a separate shower enclosure.

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

Externally to the side and rear of the property the beautifully landscaped shared gardens are laid mainly to lawn with stone paved pathways and well stocked borders surrounded by a variety of mature trees all of which combines to create an attractive setting. Importantly with a southerly and westerly aspect to enjoy the sun throughout the day and into the evening. Furthermore, the garage benefits from a remotely operated door.

The area is well placed for access to the surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools. As previously stated Hale village lies a few hundred yards away with its range of individual shops, restaurants and wine bars and in the opposite direction walks within the green belt of the River Bollin Valley.

ACCOMMODATION

GROUND FLOOR

ENCLOSED ENTRANCE VESTIBULE

Entry phone system. Individual mail boxes. Recessed LED lighting.

COMMUNAL RECEPTION AREA

Glass balustrade staircase and lift to all floors. Access to the rear gardens. Wall light points.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Cloaks cupboard with hanging rail and shelving plus additional storage. Laminate wood flooring. Entry phone system.

SITTING/DINING ROOM

21'10 x 17'2 (6.65m x 5.23m)

Two timber framed double glazed windows to the side and two timber framed double glazed windows to the rear. Four wall light points. Coved cornice. Two radiators.

BREAKFAST KITCHEN

14'4 x 14'2 (4.37m x 4.32m)

Fitted with a range of beech effect Shaker style wall and base units beneath polished granite work surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with mixer tap and tiled splashback. Polished granite peninsula breakfast bar. Integrated Neff appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Concealed floor standing boiler. Two timber framed double glazed windows to the rear. Tiled floor. Coved cornice. Radiator.

UTILITY ROOM

6'0 x 5'9 (1.83m x 1.75m)

Shaker style wall units and recess for an automatic washing machine and tumble dryer beneath heat resistant work surfaces. Tiled floor. Coved cornice. Radiator.



BEDROOM ONE

17'2 x 15'`` (5.23m x 4.57m``)

Fitted with an eight door range of wardrobes containing hanging rails and shelving. Matching chest of drawers. Timber framed double glazed windows to the front and side. Three wall light points. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

18'11 x 5'6 (5.77m x 1.68m)

White/chrome suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap, low-level WC and bidet all set within tiled surrounds. Tiled enclosure with thermostatic shower. Mirror fronted cabinet with light and shaver point. Opaque timber framed double glazed window to the front. Tile effect flooring. Wall light point. Extractor fan. Radiator.

BEDROOM TWO

14'4 x 9'10 (4.37m x 3.00m)

Fitted wardrobes containing hanging rails and shelving and matching chest of drawers. Timber framed double glazed window to the rear. Coved cornice. Radiator.

BEDROOM THREE

11'5 x 7'9 (3.48m x 2.36m)

Timber framed double glazed window to the front. Radiator.

BATHROOM/WC

12'11 x 10'8 (3.94m x 3.25m)

White/chrome suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap, low-level WC and bidet. Opaque timber framed double glazed window to the front. Partially tiled walls. Wall light/shaver point. Radiator.

BASEMENT

STORAGE ROOM

16'10 x 12'10 (5.13m x 3.91m)

Light supply.

OUTSIDE

GARAGE

Remotely operated up and over door. Light and power supplies.

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 the Freehold of Woodcote is vested in a limited company of which each owner has an equal share. This should be verified by your Solicitor.

SERVICE CHARGE

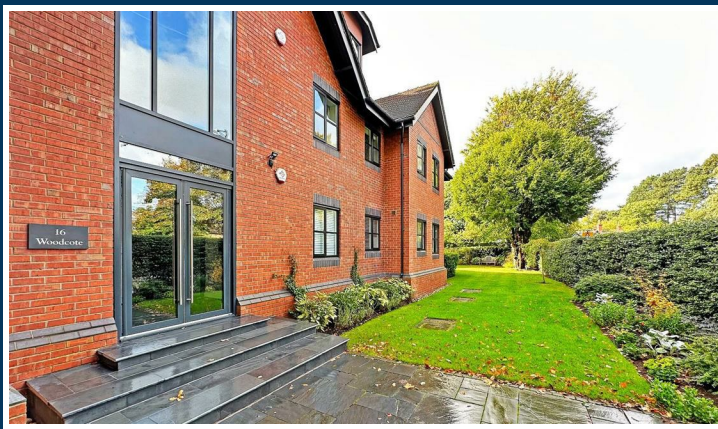
We understand the service charge is approximately £200.00 per calendar month. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band F

NOTE

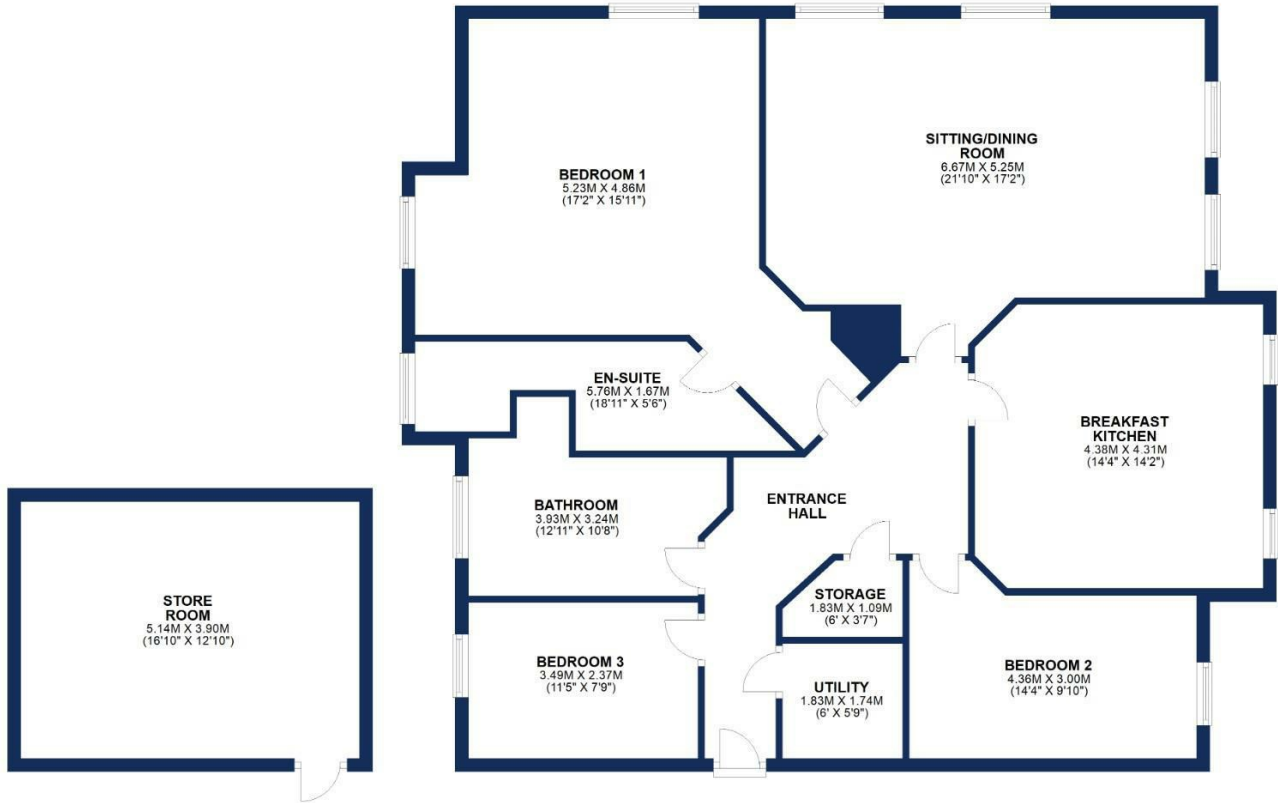
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 152.2 SQ. METRES (1637.9 SQ. FEET)



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