



## APARTMENT 2 405 STOCKPORT ROAD | TIMPERLEY

£192,500

A modern new build second floor apartment ideally located within the heart of Timperley village above Park Medical Practice and the Library. The accommodation briefly comprises secure entrance hall to the main building plus further secure entrance hall to the apartment, private entrance hall with storage, open plan living dining kitchen with doors to a balcony seating area, double bedroom with fitted wardrobes and bathroom/WC fitted with a contemporary white suite. Secure allocated parking. Viewing is highly recommended.

45% SHARED OWNERSHIP ALSO AVAILABLE - £86,625

POSTCODE: WA15 7XR

## DESCRIPTION

Built approximately 2 years ago this second floor apartment is one of four and is superbly proportioned and presented throughout and perfectly situated within the heart of Timperley village.

There is a secure entry system into the main building which is shared by Timperley Library and Park Medical Practice and lift and stairs lead to all floors with a further secure entrance hall to the four apartments. The private entrance hall benefits from access to a large storage cupboard and all other rooms. There is a superb open plan living dining kitchen with a range of integrated appliances and with access to a balcony seating area. The large double bedroom has a fitted wardrobe and door to the balcony area and the accommodation is completed by the bathroom/WC fitted with a contemporary white suite.

Externally there is a secure residents parking.

Viewing is essential to appreciate the standard of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALLWAY

shared with Timperley Library and Park Medical Practice with lift and stairs to all floors.

### SECOND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

A secure entrance hallway with access to the four apartments.

#### PRIVATE ENTRANCE HALL

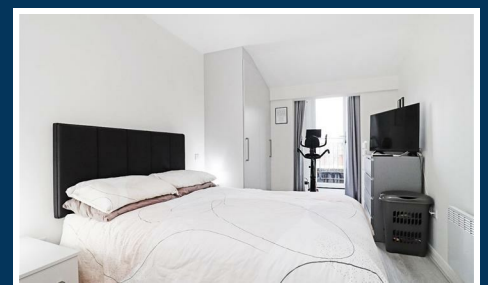
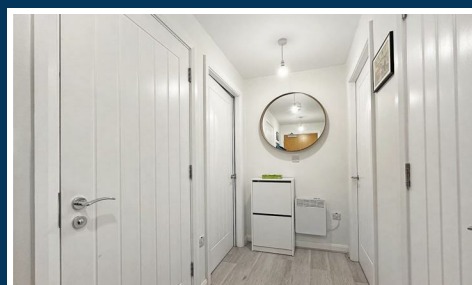
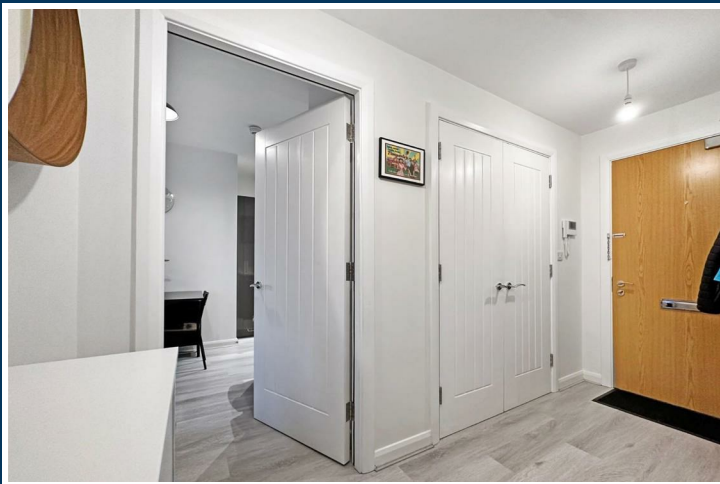
Hardwood front door. Laminate flooring. Electric heater. Cloaks cupboard with space for dryer and housing the water system. Phone entry system.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING

24'4" x 14'9" (7.42m x 4.50m)

#### LIVING DINING AREA

Ample space for living and dining suites. PVCu double glazed double doors provide access to the balcony. Electric heater. Television aerial point. Telephone point. Opening to:



## KITCHEN

With a comprehensive range of grey high gloss wall and base units with contrasting heat resistant work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring hob with stainless steel extractor hood, microwave, fridge freezer and washing machine all by Zanussi. Recessed low voltage lighting. Extractor fan. Tiled splashback.

## BEDROOM

16'10" x 8'9" (5.13m x 2.67m)

With fitted wardrobes. Laminate flooring. Electric heater. Television aerial point. PVCu double glazed door to the balcony.

## BATHROOM

7'2" x 6'7" (2.18m x 2.01m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Half tiled walls. Tiled floor. Heated towel rail. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

Secure residents allocated parking.

## SERVICES

Mains water, electric and drainage are connected.

## POSSESSION:

Vacant possession upon completion.

## COUNCIL TAX:

Band "B"

## SERVICE CHARGE

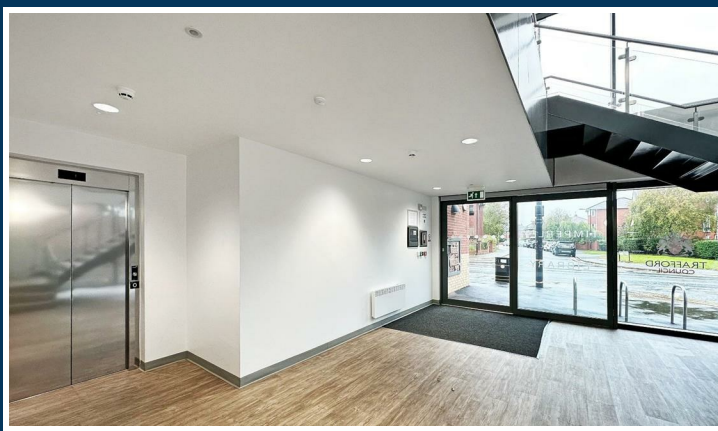
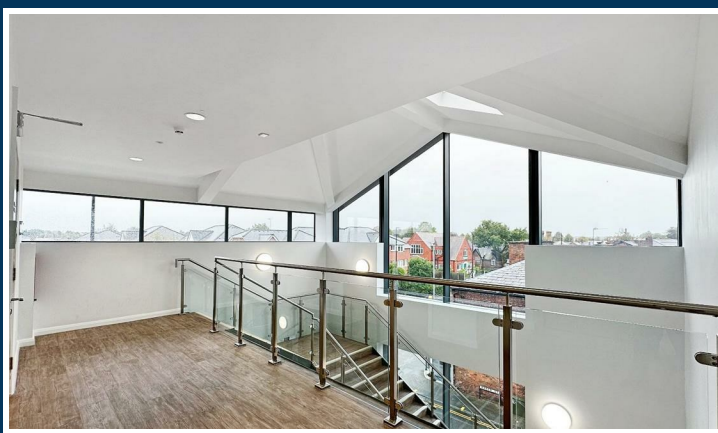
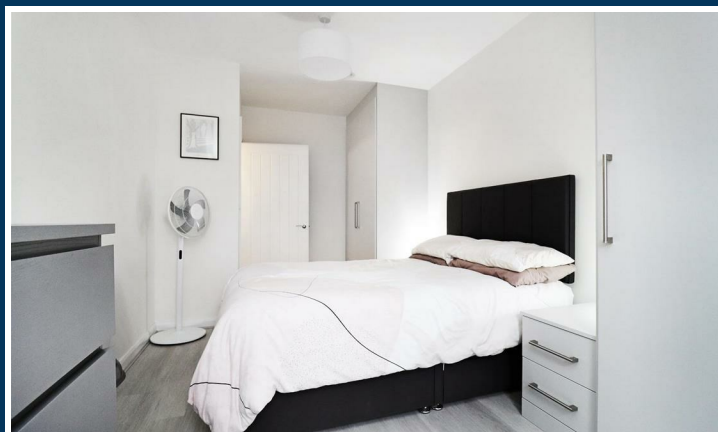
We are informed the service charge is currently £1,364.92 per annum.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 years from 2021 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

## NOTE

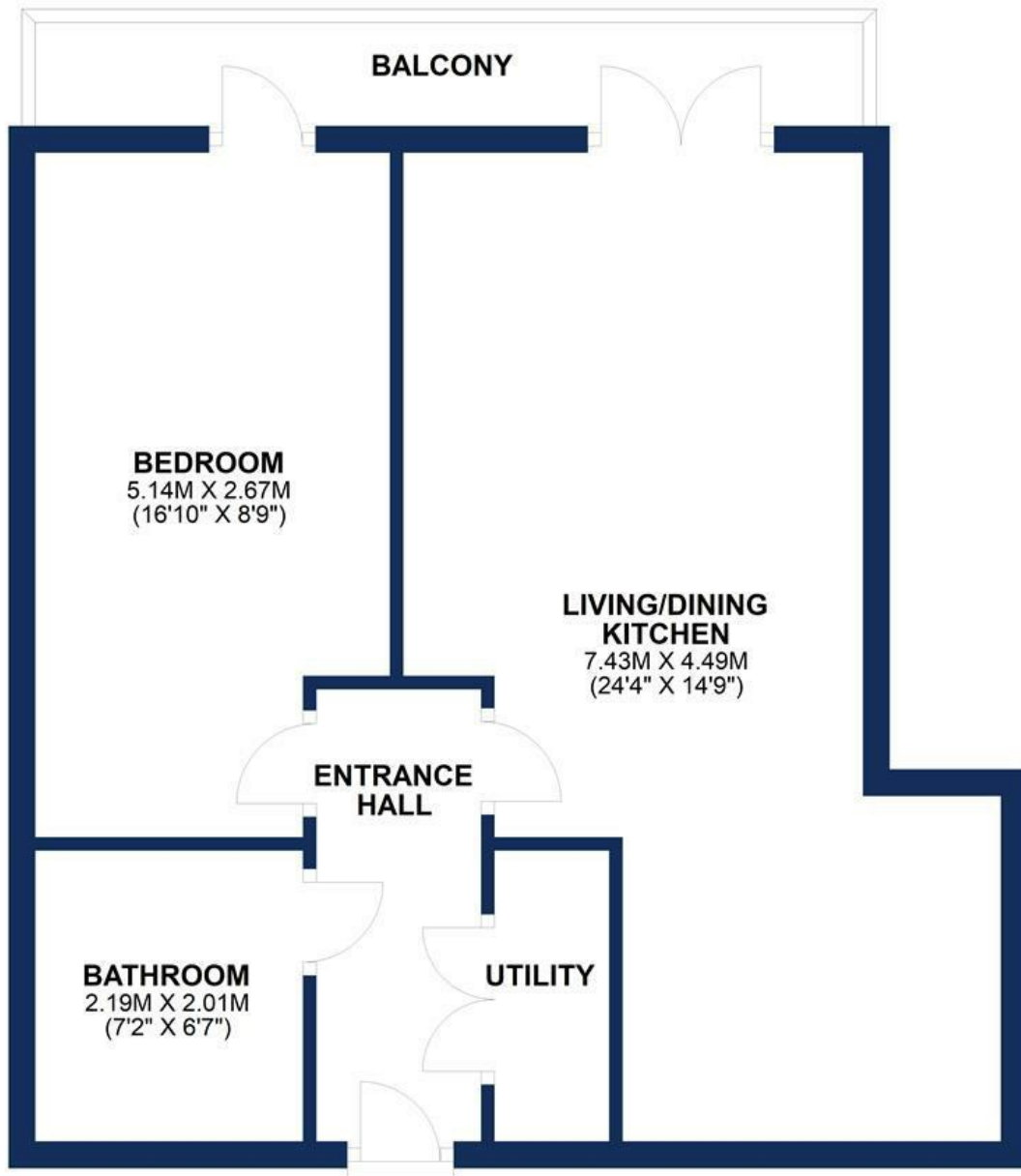
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## SECOND FLOOR

APPROX. 53.7 SQ. METRES (578.4 SQ. FEET)



TOTAL AREA: APPROX. 53.7 SQ. METRES (578.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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