



38 SPRINGBANK 66 ASHLEY ROAD | ALTRINCHAM

OFFERS OVER £200,000

Forming part of this highly regarded development of retirement apartments and positioned at second floor level with commanding views in a southerly and westerly direction toward the adjacent park and communal gardens. The unusually spacious accommodation briefly comprises private entrance hall with built-in storage, sitting room/dining room, fitted kitchen with integrated appliances, master bedroom with fitted furniture, further double bedroom and shower room/WC. Electric heating and double glazing. Resident House Manager. Resident and visitor parking. Landscaped tree lined grounds. Ideal location mid way between Hale and Altrincham.

POSTCODE: WA14 2LR

DESCRIPTION

This superb second floor retirement apartment forms part of a development by McCarthy & Stone built a little over 25 years ago and has matured to be one of the most interesting in the locality. The design is attractive with a substantial building constructed in brick and stone and carefully planned to benefit from commanding views over the surrounding tree lined grounds.

Occupying an ideal location approximately midway between the award winning market town of Altrincham with its Metrolink station providing access to the surrounding areas and the village of Hale with its individual shops and restaurants. Features of the development include a resident House Manager, comprehensive security system and 24 hour Careline facility, a guest suite for visitors which can be reserved at relatively modest cost and the beautifully appointed residents lounge for social functions.

This apartment is situated in one of the most favoured positions with far reaching views in a southerly direction toward Springbank Park and also overlooking the beautifully maintained grounds to the west.

The accommodation is unusually spacious and the private entrance hall leads onto a generous sitting/dining room with the focal point of a period style fireplace surround and double opening glazed doors which open onto the adjacent fitted kitchen with integrated appliances. The excellent primary bedroom benefits from a range of fitted furniture alongside built-in wardrobes and there is a second double bedroom which may be suitable for a variety of uses. Importantly, the bathroom has been replanned to incorporate a wide shower enclosure for ease of access.

The apartment also benefits from upgraded Dimplex Quantum storage heaters and double glazed windows.

Externally there are resident and visitor parking areas with well maintained grounds featuring undulating lawns and well stocked borders.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the house manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

SECOND FLOOR

PRIVATE ENTRANCE HALL

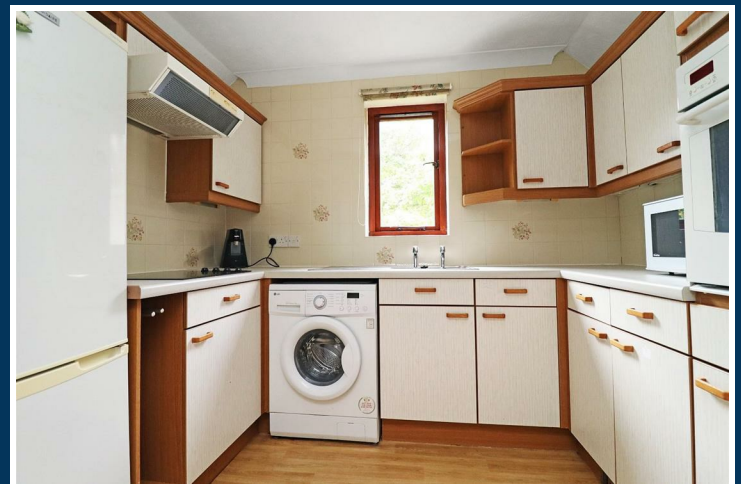
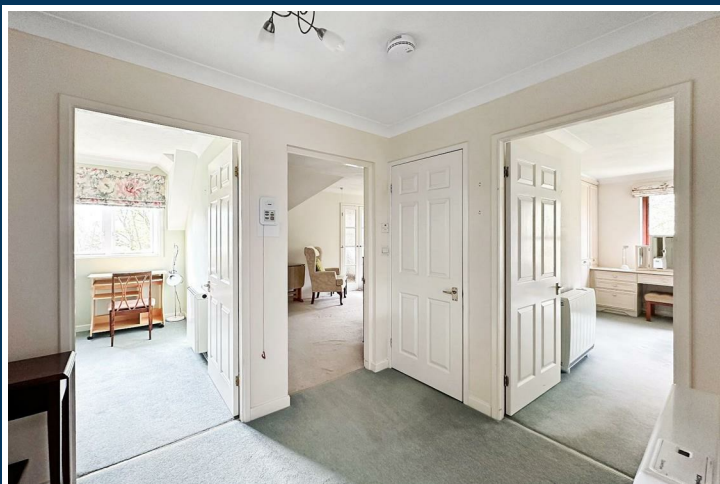
10'1" x 6'10" (3.07m x 2.08m)

Panelled hardwood front door. Built-in storage cupboard with shelving and housing the insulated hot water cylinder with electric immersion heater. Entry/Careline system. Coved cornice. Dimplex Quantum electric storage heater.

SITTING/DINING ROOM

18'8" x 10'7" (5.69m x 3.23m)

Period style fireplace surround with marble insert and hearth flanked by two wall light points. Ample space for seating and a dining suite. Timber framed double glazed window to the west. Coved cornice. TV/FM aerial point. Dimplex Quantum electric storage heater. Opaque glazed double opening doors to:



KITCHEN

9' x 7'2" (2.74m x 2.18m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with canopy cooker hood/light above. Space for a fridge/freezer and recess for a washer/dryer. Timber framed double glazed window to the west. Wood effect flooring. Coved cornice. Wall mounted convector heater.

BEDROOM ONE

15'1" x 11'10" (4.60m x 3.61m)

Five door range of fitted wardrobes containing double hanging rails and shelving and matching twin pedestal dressing table. Built-in mirror fronted wardrobes containing hanging rails and shelving. Two timber framed double glazed windows to the west. Two wall light points. Coved cornice. Dimplex Quantum electric storage heater.

BEDROOM TWO

11'4" x 10'7" (3.45m x 3.23m)

Timber framed double glazed window to the south. Wall light point. Coved cornice. Slimline electric storage heater.

SHOWER ROOM/WC

6'10" x 5'5" (2.08m x 1.65m)

White/chrome pedestal wash basin and low-level WC. Wide tiled enclosure with electric shower. Tiled walls. Extractor fan. Wall mounted convector heater. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking areas.

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 a further 95 years and subject to a Ground Rent of £582.08 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

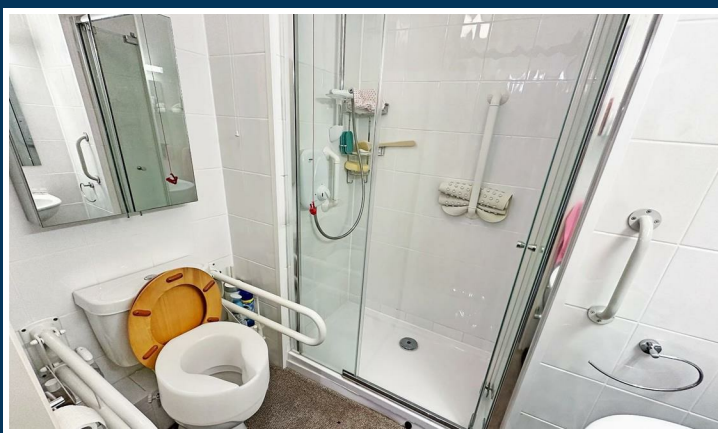
We understand the service charge is £4,995.30 per annum. This includes the remuneration of the resident House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. We have also been informed that the water and sewerage charges are included. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band E

NOTE

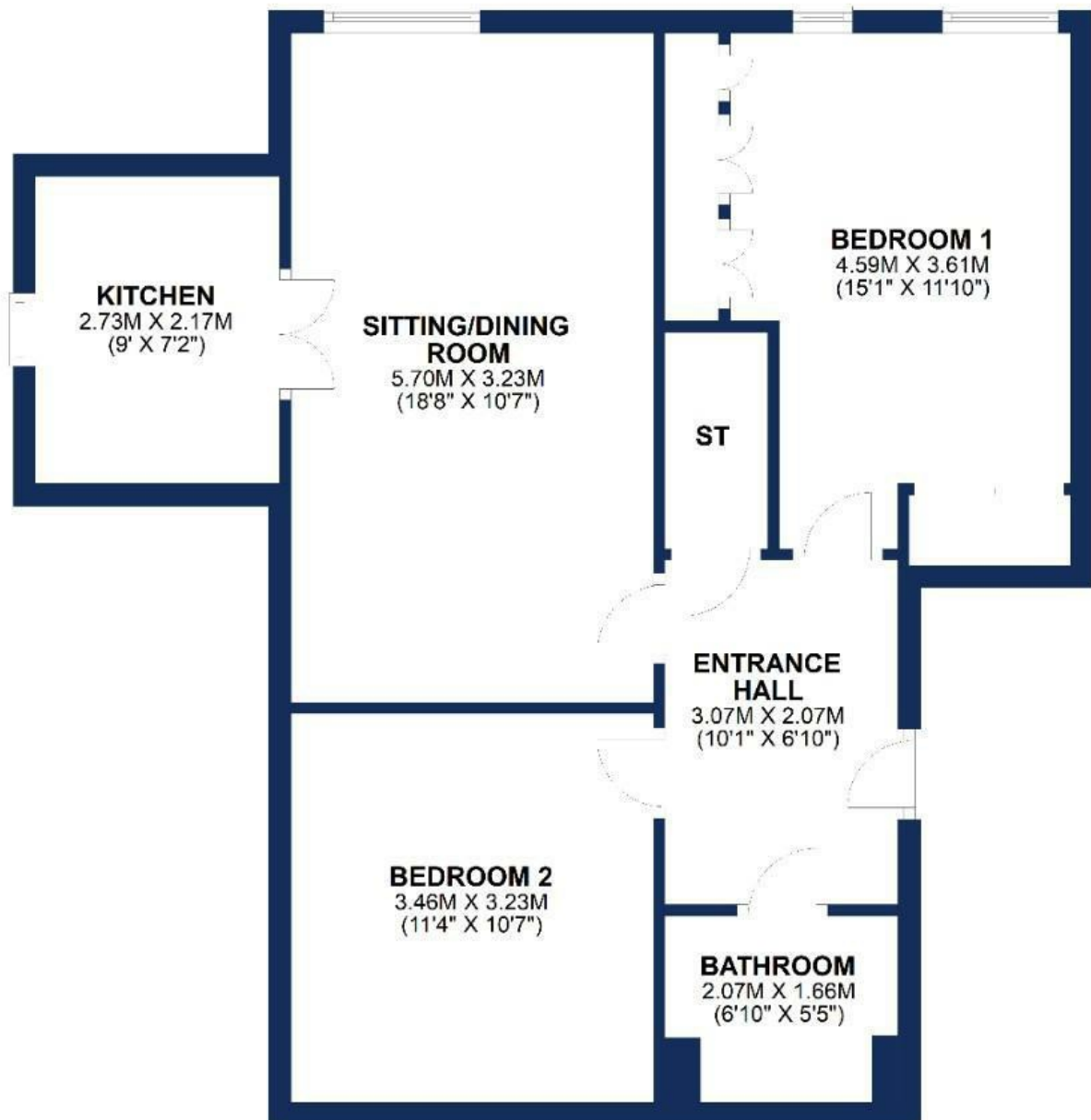
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 64.9 SQ. METRES (698.3 SQ. FEET)



TOTAL AREA: APPROX. 64.9 SQ. METRES (698.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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