



**15 SPRINGBANK ASHLEY ROAD | ALTRINCHAM**

**OFFERS OVER £150,000**

A superbly presented and well proportioned ground floor retirement apartment within this highly popular development positioned in an ideal location approximately mid way between Hale and Altrincham. The accommodation briefly comprises private entrance hall with ample storage, sitting/dining room with French window opening onto a paved terrace, fitted kitchen with integrated appliances, spacious double bedroom with built-in wardrobes and contemporary refitted modern shower room/WC. The property also benefits from double glazing and all the facilities of a McCarthy & Stone development.

POSTCODE: WA14 2LR

## DESCRIPTION

McCarthy & Stone are renowned for their well planned and managed retirement developments. Springbank is an excellent example being perfectly positioned just a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all the facilities you would expect including a resident house manager, careline system within the apartment, laundry room and guest suite which may be reserved for visiting friends and relatives at a relatively modest cost. There is also a thriving community with regular social events mainly held within the resident's lounge which is tastefully furnished and appointed.

This superbly presented ground floor apartment benefits from larger than average proportions and occupies an enviable position with French windows opening onto a paved terrace from the living space. Importantly the shower room has been refitted and there is an upgraded storage heater alongside double glazing throughout.

The accommodation has been carefully designed and the unusually spacious entrance hall has two deep cupboards providing ample storage. Approximately 23' in length and with the focal point of a period style fireplace surround and marble hearth the naturally light dual aspect sitting/dining room leads onto a fitted kitchen through double opening glazed doors. With delightful tree lined views the kitchen features a range of fitted units alongside integrated appliances. A superbly proportioned double bedroom with built-in mirror fronted wardrobes is served by the well appointed contemporary shower room/WC.

The grounds incorporate undulating lawns, paved terraces and are screened by a variety of mature trees with southerly and westerly aspects adjoining Springbank Park.

Externally there are both resident and visitor parking areas.

## 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.

#### PRIVATE ENTRANCE HALL

Hardwood panelled door. Entry phone and Careline system. Coved cornice. Storage radiator.

#### STORE ROOM

**5'9" x 4'9" (1.75 x 1.45)**

With ample shelving and hanging rail. Used as a pantry and cloaks closet.

#### STORAGE

**6'3" x 2'11" (1.91 x 0.89)**

Housing the insulated hot water cylinder and electric immersion heater. Shelving.

#### SITTING/DINING ROOM

**23' x 10'8" (7.01m x 3.25m)**

Period style fire place surround with marble insert and hearth. Hardwood double glazed French window to the paved terrace and potentially a private entrance to the apartment. Timber framed double glazed window to side. Three wall points. Television aerial point. Telephone point. Upgraded Dimplex storage radiator.



## KITCHEN

8'8" x 7'9" (2.64m x 2.36m)

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 a NEFF electric fan oven/grill and four ring ceramic hob with extractor/light above. Recess for a fridge and freezer. Timber framed double glazed window. Tile effect flooring. Wall mounted convector heater.

## DOUBLE BEDROOM

19'1" x 9'6" (5.82m x 2.90m)

Built-in mirror fronted wardrobes containing hanging rails and shelving. Timber framed double glazed window. Television aerial point. Storage radiator.

## BATHROOM

6'9" x 5'8" (2.06m x 1.73m)

Fitted with a white/chrome vanity wash basin with mixer tap and low-level WC. Wide shower enclosure with electric shower. Polished granite effect panelled walls. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail. Wall mounted convector heater.

## OUTSIDE

Resident and visitor parking.

## 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 125 years commencing 1st June 1994 and subject to a Ground Rent of £516.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

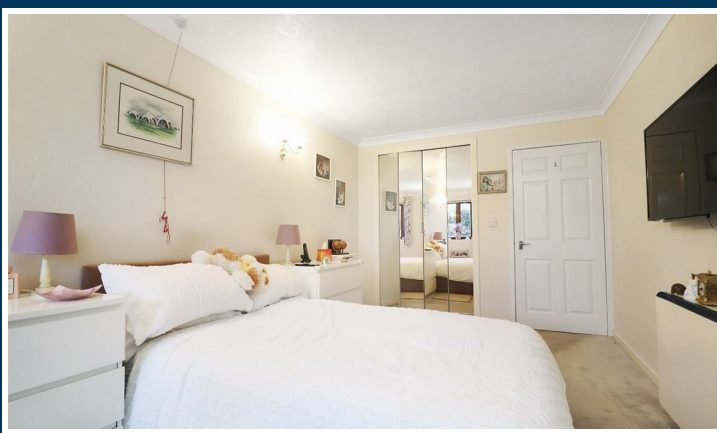
We understand the service charge is approximately £3,000.00 per annum. This includes the remuneration of the resident House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. We have also been informed the water and sewerage charges are included. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

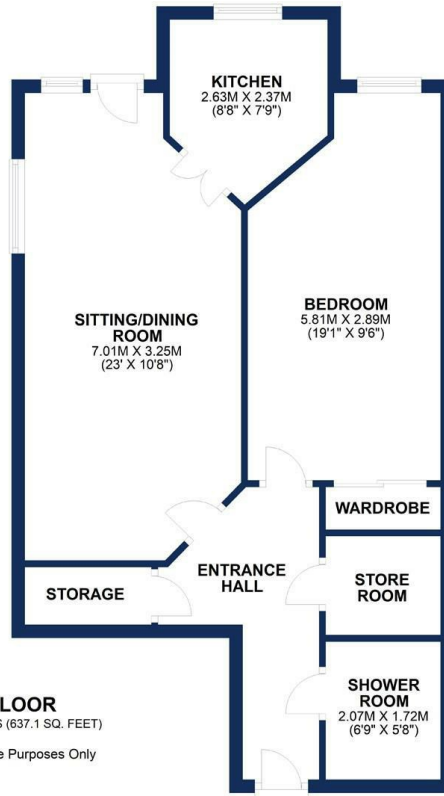
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## NOTE

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. 59.2 SQ. METRES (637.1 SQ. FEET)  
 Floorplans For Illustrative Purposes Only



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