

25 INGLEWOOD ST. MARGARETS ROAD | BOWDON

£350,000

A superbly appointed duplex apartment in a sought after location just half a mile from Altrincham town centre and positioned within the Devisdale Conservation Area. The accommodation briefly comprises private entrance hall, exceptional sitting room with tall sash bay windows, stunning Shaker style fitted dining kitchen with integrated appliances, two excellent double bedrooms with fitted furniture and fully tiled shower room/WC. Gas fired central heating and partial double glazing. Resident parking. Beautifully maintained tree lined communal grounds with a westerly aspect.

POSTCODE: WA14 2AP

DESCRIPTION

Retaining much of its original character Ingleswood was originally a mansion house which was re-planned and restored to create a small select group of individual apartments. The location must be regarded as one of the finest in the area containing mainly Victorian Mansions and the position is ideal being approximately 1/2 a mile distance from the shopping centre of Altrincham, with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is also well placed for the surrounding network of motorways, places of worship and local schools.

The surroundings are enviable and this apartment benefits from views over the beautifully maintained mature tree lined grounds, importantly in a westerly direction to enjoy the afternoon and evening sun.

The duplex accommodation has been carefully arranged to include tasteful decor whilst maintaining features of the period combined with modern enhancements. The private entrance hall leads onto a sitting room with exceptional ceiling height and tall sash bay windows which provide delightful views across the gardens. The stunning dining kitchen has been refitted by the current owners with a range of Shaker style units complemented by quality marble effect acrylic work surfaces and a full range of integrated appliances. In addition, each of the double bedrooms are fitted with contemporary wardrobes and there is a luxurious fully tiled shower room/WC.

Gas fired central heating has been installed together with double glazing to the lower ground floor.

Externally there is resident parking areas plus communal storage facilities with direct access from the hall.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Opaque glazed/panelled front door. Mail boxes. Original staircase to the upper levels.

PRIVATE ENTRANCE HALL

Hardwood front door. Built-in corner dresser unit. Spindle balustrade staircase to the lower ground floor. Storage cupboard with shelving. Entry phone system. Recessed LED lighting. Coved cornice. Radiator.

SITTING ROOM

16'6" x 14'7" (5.03m x 4.45m)

Provision for a wall mounted flat screen television. Timber framed sash bay window to the rear. Coved cornice. Ceiling rose. Two radiators.

BEDROOM ONE

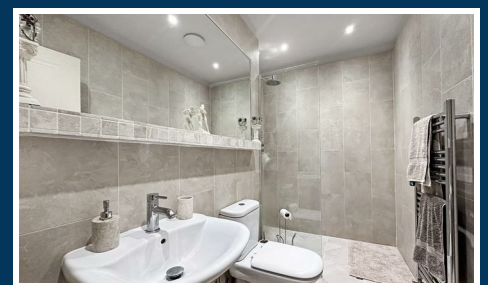
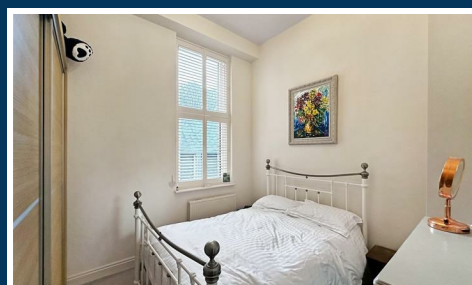
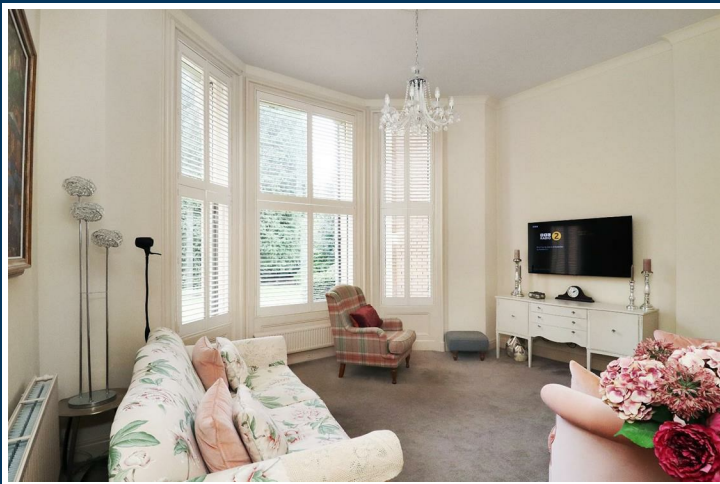
11'2" x 11'2" (3.40m x 3.40m)

Contemporary fitted wardrobes with sliding doors containing hanging rails, drawers and shelving. Timber framed sash window to the side. Ceiling rose. Radiator.

SHOWER ROOM/WC

9'7" x 5'7" (2.92m x 1.70m)

Fully tiled and fitted with white/chrome wall mounted wash basin with mixer tap and low-level WC. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Recessed LED lighting. Extractor fan. Underfloor heating. Chrome heated towel rail.



LOWER GROUND FLOOR

HALL

Built-in dresser unit. Access to the communal storage area. Understair storage cupboard. Recessed LED lighting. Radiator.

DINING KITCHEN

16'4" x 15' (4.98m x 4.57m)

Fitted with Shaker style wall and base units beneath marble effect acrylic work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with matching acrylic splash-back and extractor/light above, fridge/freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Ample space for a dining suite. Provision for a wall mounted flat screen television. Timber framed double glazed bay window to the rear. Large format tiled floor. Recessed LED lighting. Two radiators.

BEDROOM TWO

13'1" x 11'2" (3.99m x 3.40m)

Contemporary fitted wardrobes with sliding doors containing hanging rails and shelving. Double glazed timber framed window to the side. Recessed LED lighting. Radiator.

OUTSIDE

Resident and visitor parking.

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. This should be verified by your Solicitor.

SERVICE CHARGE

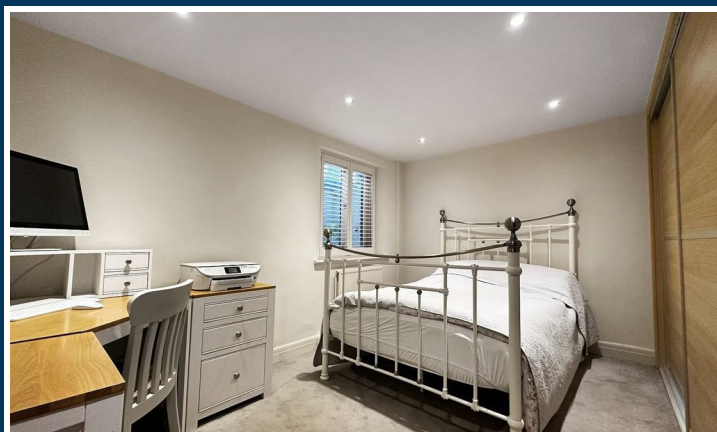
We understand the service charge is approximately £160.00 per calendar month (£1,920.00 per annum). This includes cleaning, lighting and heating of common parts, window cleaning, ground rent and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band D

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. 48.6 SQ. METRES (523.3 SQ. FEET)



LOWER GROUND FLOOR
APPROX. 47.3 SQ. METRES (508.8 SQ. FEET)



APPROX. 95.9 SQ. METRES (1032.1 SQ. FEET)
Floorplans For Illustrative Purposes Only



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