



APARTMENT 4 | 183 KENTMERE ROAD | TIMPERLEY

£199,950

A superbly proportioned and beautifully presented first floor modern apartment in a popular residential location. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, sitting room opening onto a separate bay fronted dining area with fitted kitchen off with a range of integrated appliances, master bedroom with fitted wardrobes and en suite shower room/WC, further double bedroom and bathroom/WC. Externally there is allocated residents and visitors parking. An appointment to view is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7NT

DESCRIPTION

Kentmere Road forms part of the Kentmere Place development built by Bryant Homes completed in 2005. The location is ideally placed for the shopping centre of Timperley village which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over 2 miles away. The area also has excellent communication links being within easy reach of the M60 and M56 motorways and with the Metrolink tram service into Manchester.

The accommodation is superbly presented throughout and approached via secure communal entrance hall which provides access to the private entrance hall. The accommodation is well proportioned throughout and features a large sitting room opening on to a separate dining area. From the dining area there is a fitted kitchen with lightwood wall and base units. The master bedroom benefits from an en suite shower room/WC and the accommodation is completed by the second double bedroom and main bathroom/WC.

Externally there are well maintained communal gardens and an allocated parking space.

An excellent apartment in a sought after location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Stairs to all floors.

PRIVATE ENTRANCE HALL

With hardwood front door. Storage cupboard. Radiator. Phone entry system.

SITTING ROOM

12'1" x 12'1" (3.68 x 3.68)

PVCu double glazed bay window to the side. Two radiators. Television aerial point. Telephone point. Opening to:

DINING AREA

10'0" x 5'9" (3.05 x 1.75)

With PVCu double glazed bay window to the rear. Radiator. Access to storage cupboard. Opening to:

KITCHEN

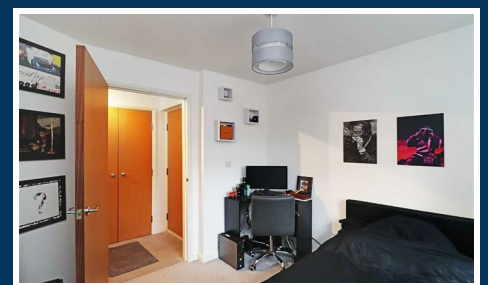
10'1" x 7'5" (3.07 x 2.26)

Fitted with a range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer and washer/dryer. Radiator. PVCu double glazed windows to the side and rear. Wall mounted combination gas central heating boiler. Tiled splashback.

BEDROOM 1

14'3" x 9'10" (4.34 x 3.00)

Two fitted wardrobes. PVCu double glazed window to the side. Radiator. Television aerial point. Telephone point.



EN SUITE

6'0" x 5'11" (1.83 x 1.80)

With a custom made glass panelled shower enclosure, WC and wash hand basin. Tiled splashback. Radiator. Extractor fan. Recessed low voltage lighting set within a high gloss ceiling.

BEDROOM 2

9'0" x 8'11" (2.74 x 2.72)

PVCu double glazed window to the side. Laminate wood flooring. Radiator.

BATHROOM

6'11" x 6'10" (2.11 x 2.08)

With a white suite with chrome fittings comprising panelled bath, WC and pedestal wash basin. Radiator. Extractor fan. Tiled splashback.

OUTSIDE

Allocated parking space to the rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band C.

TENURE

We are informed the property is held on a leasehold basis for 125 years from 2005. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

We are informed the service charge is £1098 pa and the Ground Rent £125 pa.

NOTE

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

KITCHEN

10'1" x 7'5" (3.07 x 2.26)

Fitted with a range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer. Radiator. PVCu double glazed windows to the side and rear. Wall mounted combination gas central heating boiler. Tiled splashback.

COUNCIL TAX

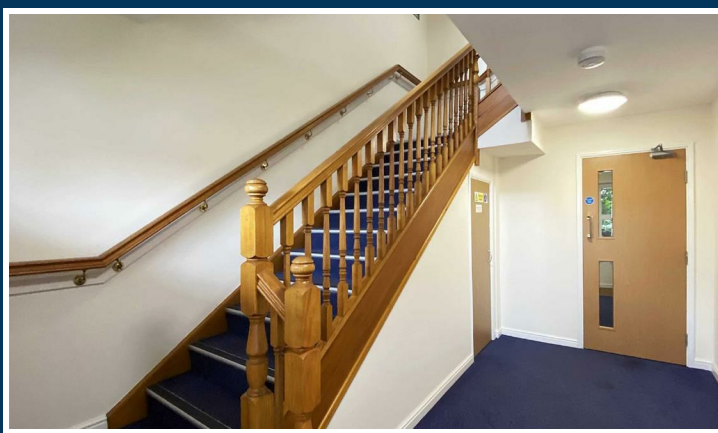
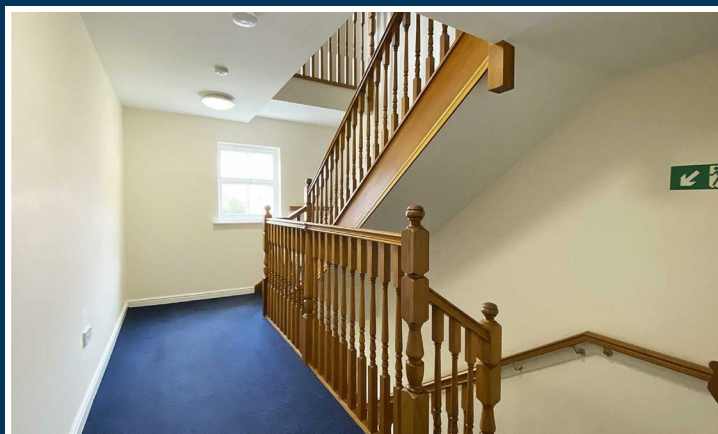
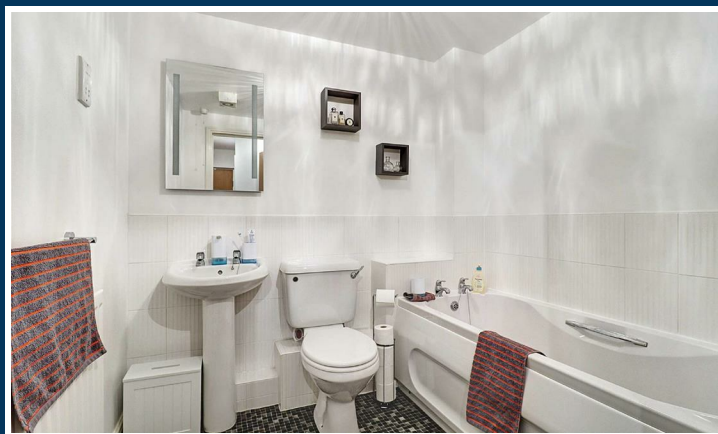
Band "C"

SERVICE CHARGE

We are informed the service charge is approximately £104 per calendar month and the ground rent £125 per annum.

EPC

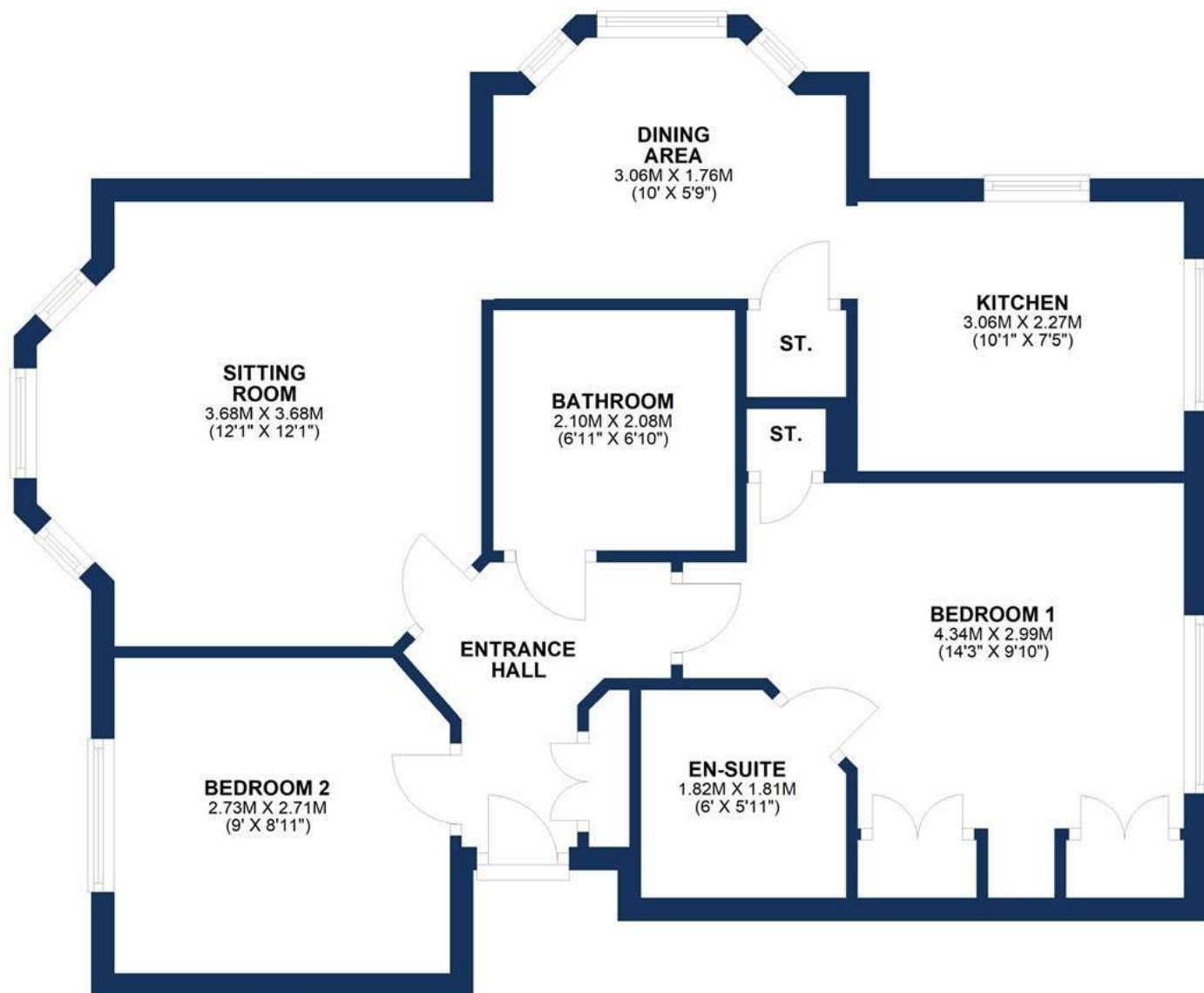
Available upon request.



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FIRST FLOOR

APPROX. 61.9 SQ. METRES (666.5 SQ. FEET)



TOTAL AREA: APPROX. 61.9 SQ. METRES (666.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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