



## APARTMENT 5, MEADOW COURT WELLFIELD LANE | HALE

OFFERS OVER £250,000

A superbly presented and well proportioned first floor apartment in an excellent location and adjacent to open countryside. The accommodation briefly comprises secure communal entrance hall, large private entrance hall with two storage cupboards, open plan living dining kitchen with french window to the juliette balcony with views towards open fields, master bedroom with en-suite shower room/WC, second double bedroom and family bathroom/WC. Externally the development is approached via a secure gate and offers residents and visitors parking and communal gardens. Viewing is highly recommended.



POSTCODE: WA15 8LG

## DESCRIPTION

Forming part of Knights residence, Meadow Court has been designed in this traditional style with attractive elevations and great attention to detail.

The accommodation is approached via a secure communal reception area and the private entrance hall provides two separate storage cupboards and access to all rooms. There is an impressive open plan living dining kitchen with dual aspect windows and Juliette balcony with views towards fields and parkland beyond. The master bedroom offers fitted wardrobes and benefits from an adjacent shower room/WC and there is an impressive second double bedroom serviced by the main bathroom/WC.

Externally the development is approached by secure remote gates and there is also pedestrian access. Residents and visitors parking. There are also communal gardens.

The location is highly favoured lying adjacent to open countryside yet with local shops within easy reach. There is a choice then between the village centres of Hale and Hale Barns. Hale features a range of interesting individual shops, fashionable restaurants and wine bars and a railway station providing a commuter service into Manchester. The locality is also well placed for access to surrounding network of motorways and Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure entry system. Staircase to:

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

With hardwood front door. Natural wood flooring. Video entry system. Recessed low voltage lighting. Access to two separate storage cupboards.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING:

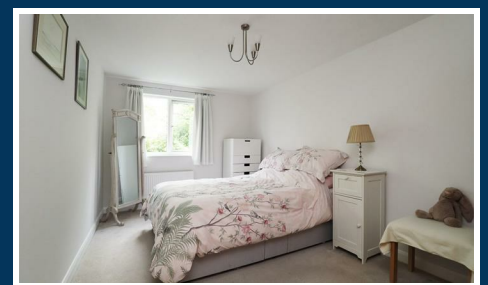
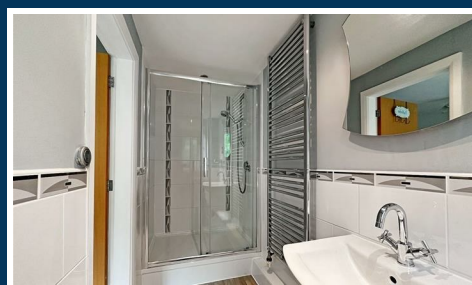
23'6" x 16'5" (7.16m x 5.00m)

#### KITCHEN

Fitted with a comprehensive range of cream high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill with stainless steel splashback and extractor hood. Space for fridge freezer, integrated dishwasher and washing machine. PVCu double glazed window to the front. Tiled splashback. Recessed low voltage lighting. Cupboard housing Baxi combination gas central heating boiler.

#### LIVING/DINING AREA

With PVCu double glazed doors providing access to a Juliette balcony with views towards parkland beyond. PVCu double glazed window to the side. Two radiators. Television aerial point. Telephone point. Ample space for living and dining suites.



## BEDROOM 1

19'6" x 11'3" (5.94m x 3.43m)

With fitted mirror fronted wardrobes. PVCu double glazed window to the side. Radiator. Television aerial point.

## EN-SUITE

With a modern white suite with chrome fittings comprising tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Half tiled walls.

## BEDROOM 2

15'3" x 8'11" (4.65m x 2.72m)

PVCu double glazed window to the side. Radiator.

## BATHROOM

7'9" x 5'7" (2.36m x 1.70m)

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

## OUTSIDE

Allocated residents and visitors parking beyond remotely operated gates. Communal gardens.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

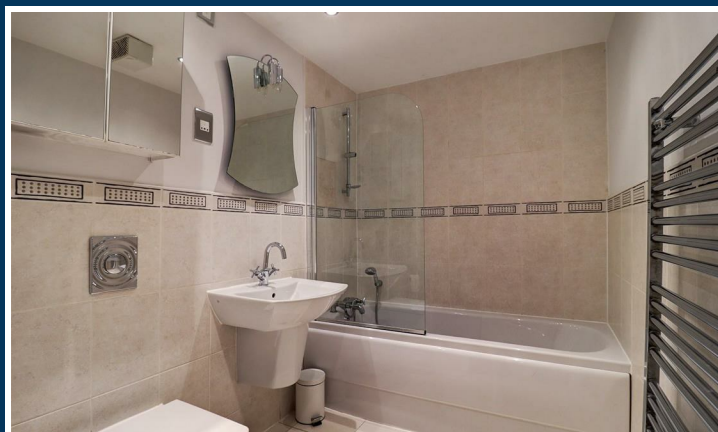
We are informed the property is held on a Leasehold basis for the residue of a 250 year term commencing 1st June 2003 and subject to a Ground Rent of £150.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

There is currently a service charge of £132.00 per calendar month which includes heating, lighting and cleaning of common parts, window cleaning and buildings insurance. Full details will be provided by our clients Solicitor.

## NOTE

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

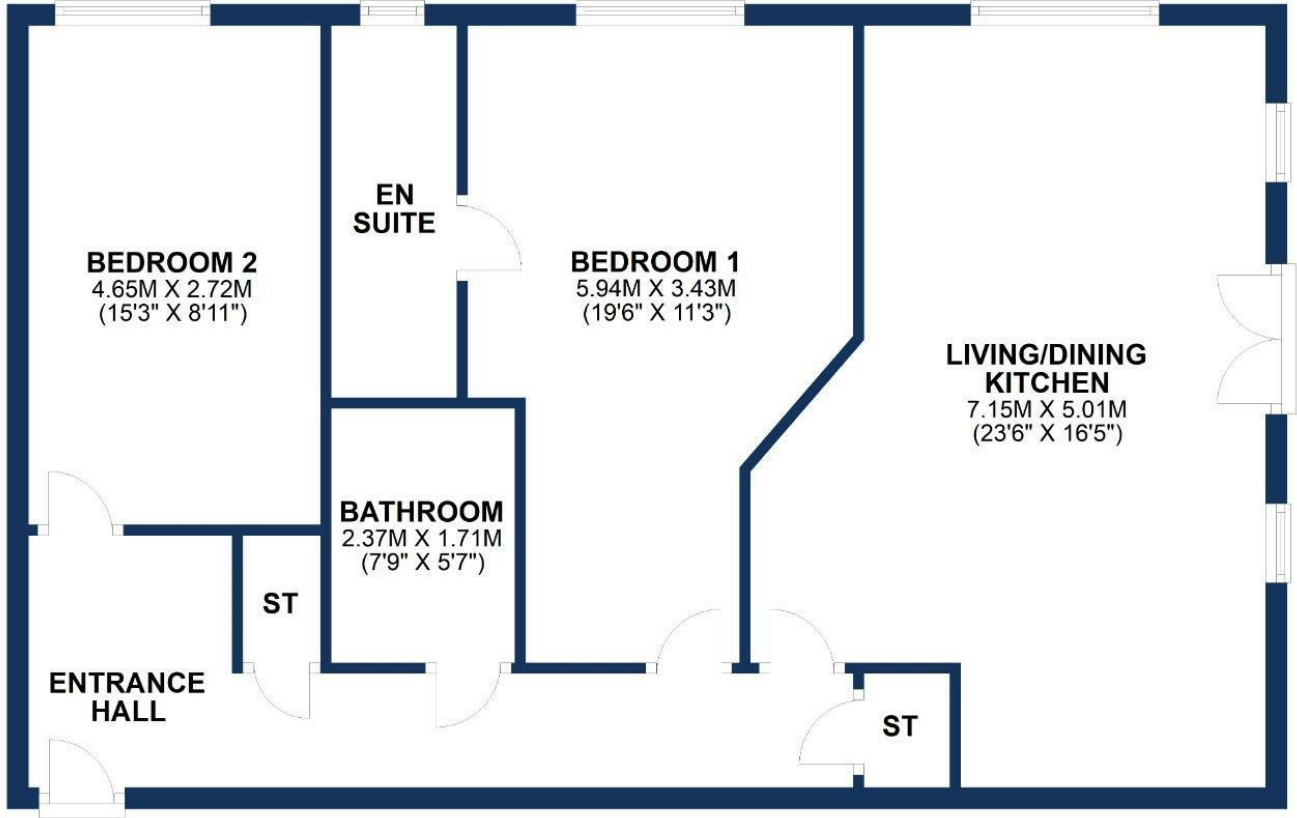


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## FIRST FLOOR

APPROX. 82.0 SQ. METRES (882.2 SQ. FEET)



TOTAL AREA: APPROX. 82.0 SQ. METRES (882.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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