



## 3 EASINGWOLD REGENT ROAD | ALTRINCHAM

£225,000

A ground floor retirement apartment occupying an excellent position within the development and with the unusual benefit of a private entrance. The superbly presented accommodation briefly comprises recessed porch, entrance hall with cloaks cupboard, spacious sitting/dining room with feature fireplace and sliding windows opening onto the south westerly facing paved terrace, contemporary fitted kitchen with integrated appliances, generous primary bedroom with built-in furniture, second bedroom with fitted wardrobes and modern bathroom/WC. Gas fired central heating and PVCu double glazing. House Manager. Resident and visitor parking. Ideal location a few hundred yards from the town centre.



POSTCODE: WA14 1RT

## DESCRIPTION

Easingwold is a development of retirement apartments purpose built and of traditional yet attractive design set within mature tree lined surroundings and landscaped grounds. The location is ideal with the shopping centre of the market town of Altrincham only a few hundred yards distance and the area is also well placed for the surrounding network of motorways, Metrolink station and Manchester international Airport.

This superbly presented apartment occupies a highly sought after ground floor position and has the unusual benefit of its own private entrance. The accommodation is approached beyond a recessed porch and entrance hall with mirror fronted cloaks cupboard providing storage and space for hanging coats and jackets. With the focal point of a period style fireplace surround and living flame/coal effect gas fire set upon a marble hearth, the spacious sitting/dining room benefits from sliding windows opening onto a paved terrace with ample space for garden furniture and importantly a south westerly aspect to enjoy the sunshine throughout the day and into the evening. The kitchen is fitted with contemporary high gloss white units complemented by a range of integrated appliances.

The primary bedroom is generously proportioned with substantial mirror fronted built-in wardrobes, the second bedroom also features fitted furniture and there is a fully tiled modern shower/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Easingwold has been planned for those 60 years of age or over providing privacy yet with communal areas for social gatherings. A Careline system has also been installed strategically positioned throughout the apartment along with a resident House Manager.

In conclusion, a superbly presented retirement apartment available with early possession and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Wood grain effect composite front door. Tiled floor.

#### ENTRANCE HALL

Cloaks cupboard with mirror fronted sliding door and containing hanging rail/shelving. Coved cornice. Radiator.

#### SITTING/DINING ROOM

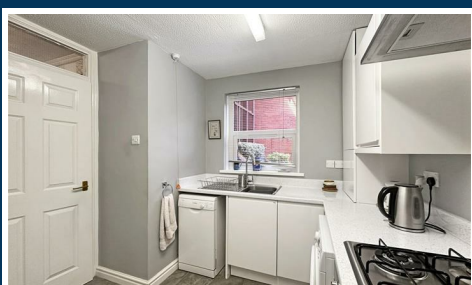
**22'1" x 12'6" (6.73m x 3.81m)**

Period style fireplace surround with marble insert, living flame/coal effect gas fire and marble hearth. PVCu double glazed sliding windows opening onto the paved terrace. Coved cornice. Radiator.

#### KITCHEN

**10'11" x 9'5" (3.33m x 2.87m)**

Fitted with contemporary high gloss white wall and base units beneath granite effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Integrated appliances include an electric oven/grill, four ring gas hob with stainless steel splash-back and chimney cooker hood above. Space for a fridge/freezer. Recess for a dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tiled floor.



## BEDROOM ONE

14'4" x 9'6" (4.37m x 2.90m)

Mirror fronted wardrobes with sliding doors and containing hanging rail/shelving. PVCu double glazed window. Coved cornice. Radiator.

## BEDROOM TWO

10'10" x 9'6" (3.30m x 2.90m)

Mirror fronted wardrobes with sliding doors and containing hanging rail/shelving. PVCu double glazed window. Coved cornice. Radiator.

## BATHROOM/WC

7'6" x 5'5" (2.29m x 1.65m)

Fully tiled and fitted with a white/chrome suite comprising walk-in bath with mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Corner wall mounted cabinet. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Paved terrace with a south westerly aspect.

Resident and visitor parking areas.

## COMMUNAL FACILITIES

## LOUNGE/CONSERVATORY

For resident social gatherings with an adjoining kitchen and WC.

## 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 99 years from 1987. This should be verified by your Solicitor.

## SERVICE CHARGE

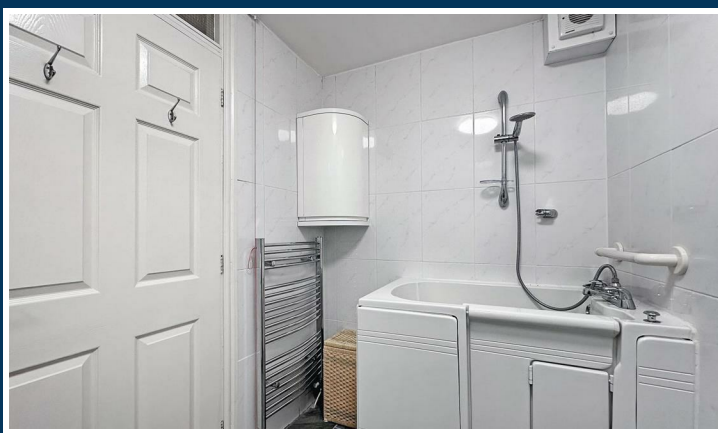
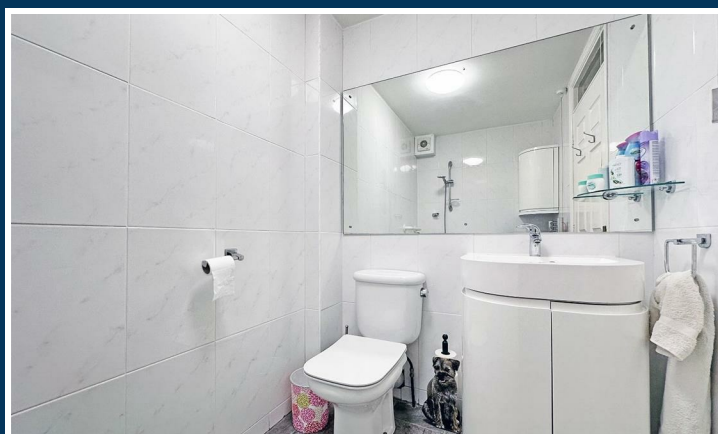
We understand the service charge is £2,844.00 per annum (£237.00 per calendar month). This includes cleaning, lighting and maintenance of common parts, maintenance of the buildings and grounds, buildings insurance, remuneration of the House Manager etc. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

Band D

## NOTE

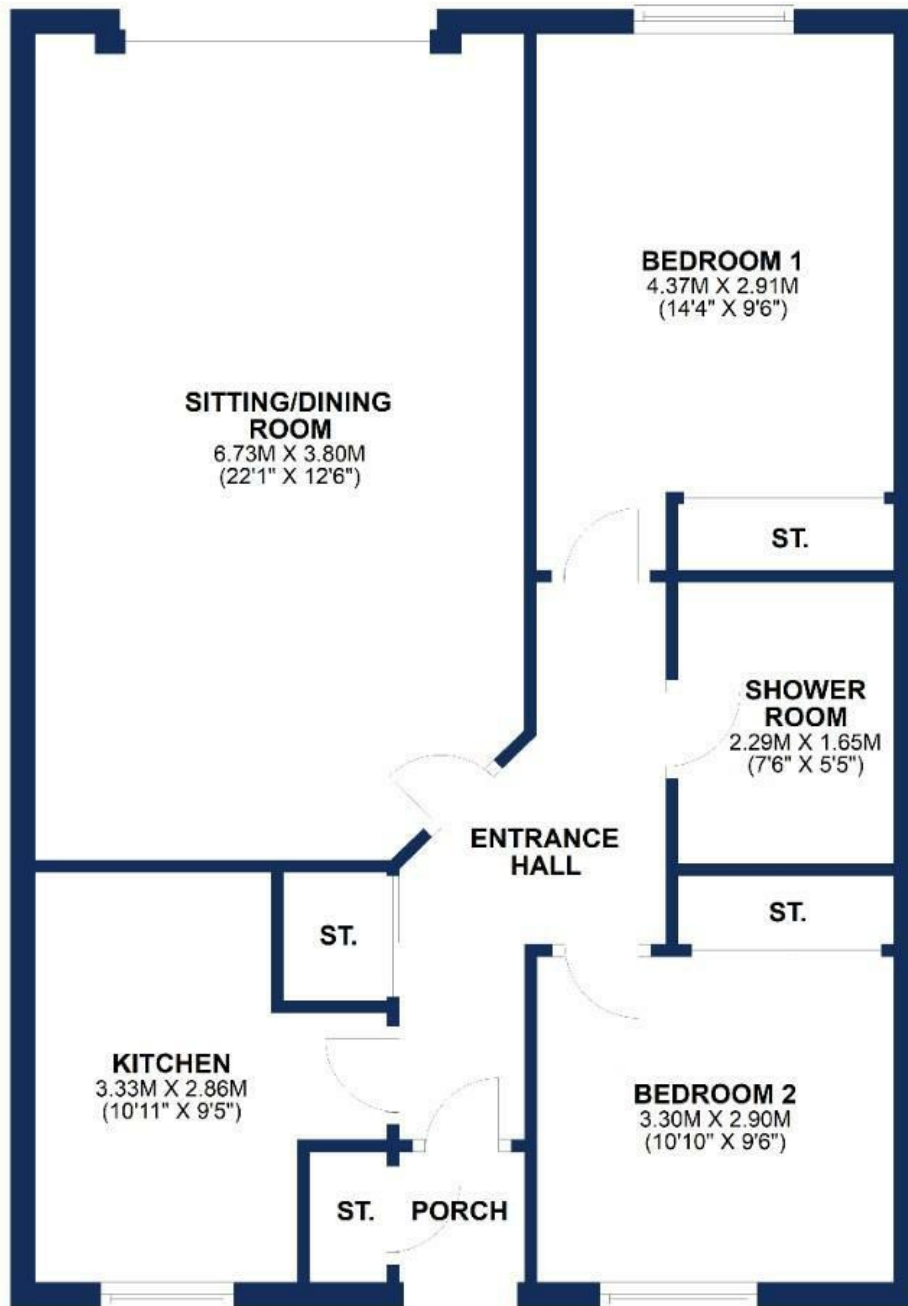
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 70.5 SQ. METRES (758.7 SQ. FEET)



TOTAL AREA: APPROX. 70.5 SQ. METRES (758.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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