



I INGLEWOOD ST MARGARETS ROAD | BOWDON

£250,000

A superbly presented ground floor retirement apartment. The accommodation briefly comprises communal reception area, L-shaped private entrance hall with cloaks cupboard, spacious open plan sitting/dining room with French windows opening onto the lawn, contemporary refitted kitchen with integrated appliances, two excellent bedrooms and bathroom/WC. Gas fired central heating, recently installed PVCu double glazing and new carpets. Resident parking. Ideal location approximately half a mile to the town centre.

POSTCODE: WA14 2AP

DESCRIPTION

Originally a mansion house and formerly the residence of John Ireland the composer, Inglewood became a select development of apartments with the addition of a substantial new built retirement wing. This apartment is for occupation by those 55 years of age and over.

Positioned on the sought after ground floor and benefitting from a recent program of refurbishment to include the installation of PVCu double glazing, new carpets and redecoration. Importantly with direct access to the grounds from the open plan living space through double opening French windows set within a wide bay. The beautiful gardens are certainly a feature being laid to lawn, unusually large and bordered by a variety of mature trees, all of which combines to create an attractive setting.

Approached via the communal reception area from which there is a lift and staircase to the upper floors, the accommodation is superbly proportioned throughout. An L-shaped private entrance hall features a useful cloaks cupboard and provides access to the spacious and naturally light dual aspect sitting/dining room. As part of the improvement plan the kitchen has been refitted with contemporary high gloss units complemented by wood effect work surfaces alongside a range of integrated appliances. There are two excellent bedrooms with the primary bedroom enjoying delightful views across grounds. Completing the accommodation is a well proportioned bathroom/WC.

The location is a particular feature forming one of the most highly favoured locations within the Bowdon Conservation Area and well placed for the shopping centre of the market town of Altrincham with its Metrolink station and the fashionable village of Hale with its range of individual shops, restaurants and wine bars.

Gas fired central heating has been installed and externally there is resident parking.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Accessed via an entry phone system and with both staircase and lift to the upper floors.

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Cloaks/storage cupboard containing hanging rail and shelving. Coved cornice. Radiator.

SITTING/DINING ROOM

23'10" x 13'2" (7.26m x 4.01m)

With ample space for both seating and dining suites. PVCu double glazed French windows flanked by matching windows set within a wide bay. Five wall light points. Coved cornice. Two radiators.

KITCHEN

9'4" x 7'9" (2.84m x 2.36m)

Fitted with high gloss grey wall and base units beneath wood effect heat resistant work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob. The kitchen also benefits from a fridge/freezer and an automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tile effect flooring. Coved cornice.



BEDROOM ONE

12'6" x 11'7" (3.81m x 3.53m)

PVCu double glazed window. Coved cornice. Radiator.

BEDROOM TWO

8' x 7'7" (2.44m x 2.31m)

PVCu double glazed window. Coved cornice. Radiator.

BATHROOM/WC

9'5" x 8' (2.87m x 2.44m)

Fitted with suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low-level WC. Opaque PVCu double glazed window. Tile effect flooring. Radiator.

OUTSIDE

Resident 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

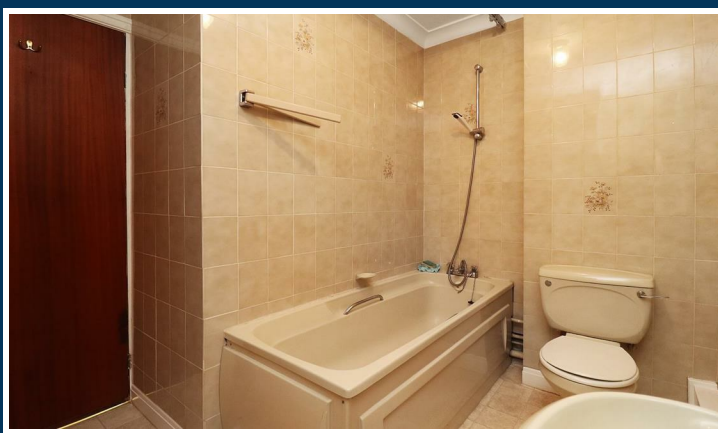
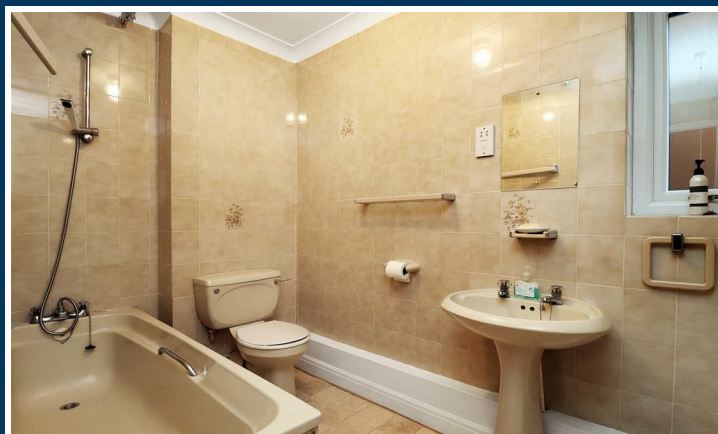
We understand the service charge is £2,400.00 per annum (£200.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning, maintenance of the grounds, Buildings Insurance premium and Ground Rent. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band C

NOTE

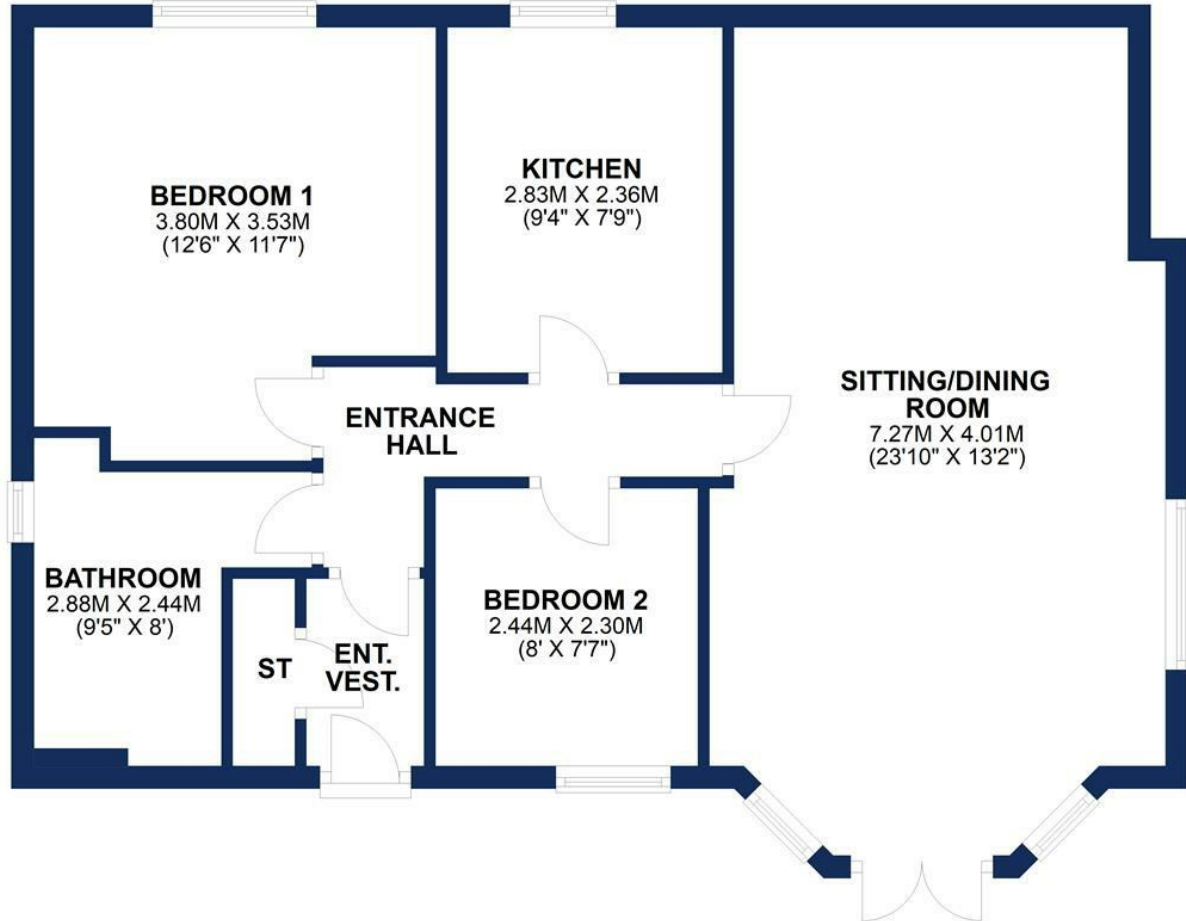
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 65.6 SQ. METRES (706.2 SQ. FEET)



TOTAL AREA: APPROX. 65.6 SQ. METRES (706.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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