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FITTED AND FINISHED TO A HIGH SPECIFICATION, A SUPERB GROUND FLOOR APARTMENT COMPLETED IN 2021, LOCATED WITHIN A SECURE, ATTRACTIVE SETTING ON THIS WELL REGARDED AND MUCH SOUGHT AFTER DEVELOPMENT.



**5 SIR BARNES WALLIS HOUSE, 2 RICHARDS STREET,
WOODFORD SK7 1AU**

£415,000



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5 SIR BARNES WALLIS HOUSE, 2 RICHARDS STREET, WOODFORD SK7 1AU

Those looking for easy, secure, high quality, contemporary living within an attractive development in a delightful setting will no doubt be greatly impressed by and attracted to this superb ground floor apartment.

Completed in 2021 the apartment is virtually new and offers spacious accommodation thoughtfully set out for modern comfortable living. It features a large open plan living and dining/kitchen area, having bifold doors opening onto the private balcony/patio. Two well proportioned bedrooms with bathroom and en suite shower room facilities complement. With high quality attractive fittings throughout an internal inspection is highly recommended to fully appreciate the amount of through natural light provided by the dual aspect nature and the superior grade of the appointments.

Sir Barnes Wallis House is one of two apartment blocks that share large secure gated grounds attractively set out in a formal manner with garaging, car parking, lawns and box hedging with seating areas. This apartment has one of the garages and parking space to the fore of this.

Set within the Woodford Village development that was formerly the site of British Aerospace/Avro, the aviation links remain in the naming of the buildings and roads and the popular nearby museum. With its own pub, school, and having shops for everyday needs within close proximity, the development is held in high regard and particularly sought after. A combination of executive houses and apartments are set out in a manner where space for quality of living rather than high density has taken priority.

In addition to the property is within easy reach of the nearby towns of Poynton and Bramhall, plus convenient access to the A555 with links to Manchester Airport, and the northwest motorway network.

The accommodation is warmed by underfloor heating from the gas fired central heating system. There is uPVC double glazing throughout and in more detail the accommodation comprises:

COMMUNAL RECEPTION HALL

ENTRANCE HALL	Built in cloaks cupboard with central heating boiler. Laundry cupboard with washing machine/dryer space and extractor. Luxury wood effect flooring.
LIVING/DINING KITCHEN	28'1" (8.56m) x 12'1" to 11'2" (3.68m to 3.41m). Fitted with a comprehensive range of matt finish soft closing drawers and cupboard units with work surfaces incorporating stainless steel sink. Integrated appliances including dishwasher, electric oven, electric induction hob, microwave oven, tall fridge and freezer. Deep built in storage cupboard. Luxury wood effect flooring. Bifold double glazed doors opening to balcony, patio area.
MASTER BEDROOM	17'0" (5.18m) x 13'6" (4.10m) overall. Fitted wardrobes with sliding doors.
EN SUITE SHOWER ROOM	White three piece suite comprising large walk in shower, washbasin in vanity unit and WC with concealed cistern. Tiled floor and walls. Chrome towel warmer.
BEDROOM NO.2	11'4" (3.46m) x 10'8" (3.26m)
BATHROOM	White three piece suite comprising panelled bath with shower, washbasin in vanity unit and WC with concealed cistern. Tiled floor and walls. Chrome towel warmer.

OUTSIDE: Single GARAGE, allocated parking space plus visitor parking. Communal gated garden area with perimeter fencing.

SERVICES: Mains services of electric, water and drainage are laid on and connected.

COUNCIL TAX BANDING: 'E'

TENURE: Leasehold : 999 year lease from 1 January 2020, Service charge £1,496 per annum.

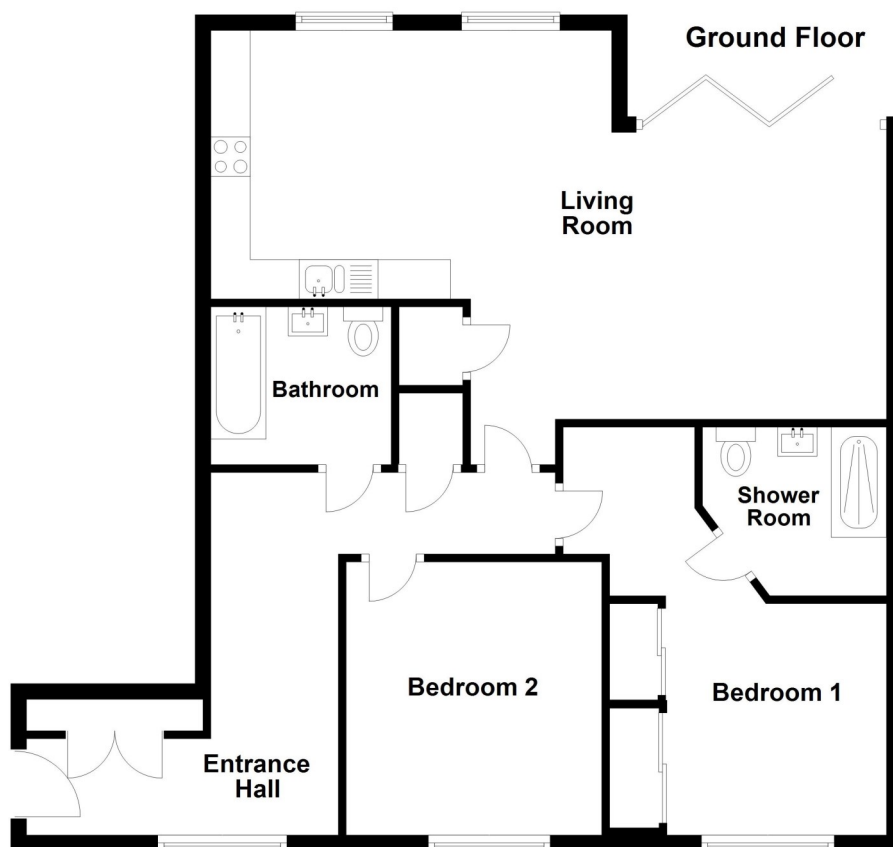
PRICE: **£415,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company, Poynton office 01625 876331.

DIRECTIONS: Travelling from Poynton/Bramhall direction along Chester Road in Woodford, pass over the first roundabout (where the 'Aviator' public house can be seen) to continue along Chester Road. Turn next left into Verdon Roe Avenue and then first right onto Richards Street. Sir Barnes Wallis House can now be found on the right hand side.

ENERGY RATING: EPC rating 'B'

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

