



Wellington Road, Timperley , WA15  
Offers In Excess Of £250,000





# Property Features

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- Two Double Bedroom Second Floor Apartment
- Lift Access
- Designated Parking Space with Additional Visitor Parking
- Double Glazed Throughout
- En-Suite Bathroom
- Modern Secure Development
- Sought-after Location
- In Catchment for Trafford Schools
- Buy to Let Opportunity
- Chain Free Sale

## Full Description

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This well-presented two bedroom apartment is located on the second floor of a modern development in a sought-after location. The property includes lift access and a designated parking space.

The apartment features an open-plan lounge and dining area. The modern kitchen is integrated into the living space, creating a practical and sociable layout. The master bedroom has an en-suite bathroom, while there is also a second double bedroom and a separate main bathroom.

Conveniently situated close to local amenities, shops, and restaurants, the apartment offers excellent access to public transport, including tram and train links.





## LOUNGE/DINER

**15' 7" x 10' 7" (4.77m x 3.23m)**

This spacious lounge/diner is filled with natural light, thanks to a uPVC double-glazed window to the front aspect. The room boasts high-quality luxury vinyl tile flooring, two wall-mounted electric heaters, and a modern pendant light fitting. Additionally, it is equipped with television and internet points, making it perfect for relaxing, entertaining, or working from home. Bright, inviting, and well-appointed, this lounge/diner seamlessly blends comfort with contemporary living in a beautifully light-filled environment.



## KITCHEN

**12' 4" x 6' 7" (3.78m x 2.03m)**

The kitchen is accessed directly from the lounge/diner, contributing to the open-plan feel of the space. The kitchen is equipped with matching base and eye-level units, a recessed stainless steel sink and a half, an integrated electric hob with an extractor above, an integrated oven, a fridge freezer, and a washing machine. The room is finished with tiled flooring and strip spotlighting for a clean, modern look.



## MASTER BEDROOM

**20' 0" x 11' 7" (6.12m x 3.54m)**

The master bedroom is accessed directly from the entrance hall and offers a generously proportioned, bright living space. A uPVC double-glazed window to the front aspect allows plenty of natural light throughout the day. The room is finished with luxury vinyl tile flooring, a central pendant light fitting, and a wall-mounted electric heater for added comfort. It also benefits from convenient access to the en-suite bathroom, adding a practical touch to this well-appointed space.



## ENSUITE

**6' 0" x 5' 7" (1.85m x 1.71m)**

The modern en-suite bathroom is accessed directly from the master bedroom and boasts a sleek, contemporary finish throughout. It features a low-level WC, a wall-mounted hand wash basin with integrated storage beneath, and a shower cubicle enclosed by a glazed screen, complete with a thermostatic shower system. The space benefits from part-tiled walls and luxury vinyl tile flooring. Additional features include recessed spotlights for ambient lighting, an extractor fan for ventilation, and a stylish chrome heated towel rail.



## BEDROOM TWO

**10' 6" x 8' 8" (3.22m x 2.66m)**

The spacious second bedroom includes a uPVC double-glazed window to the front aspect with a fitted roller blind. It is finished with carpeted flooring, a pendant light fitting, and a wall-mounted electric heater.



## BATHROOM

**5' 11" x 5' 10" (1.81m x 1.80m)**

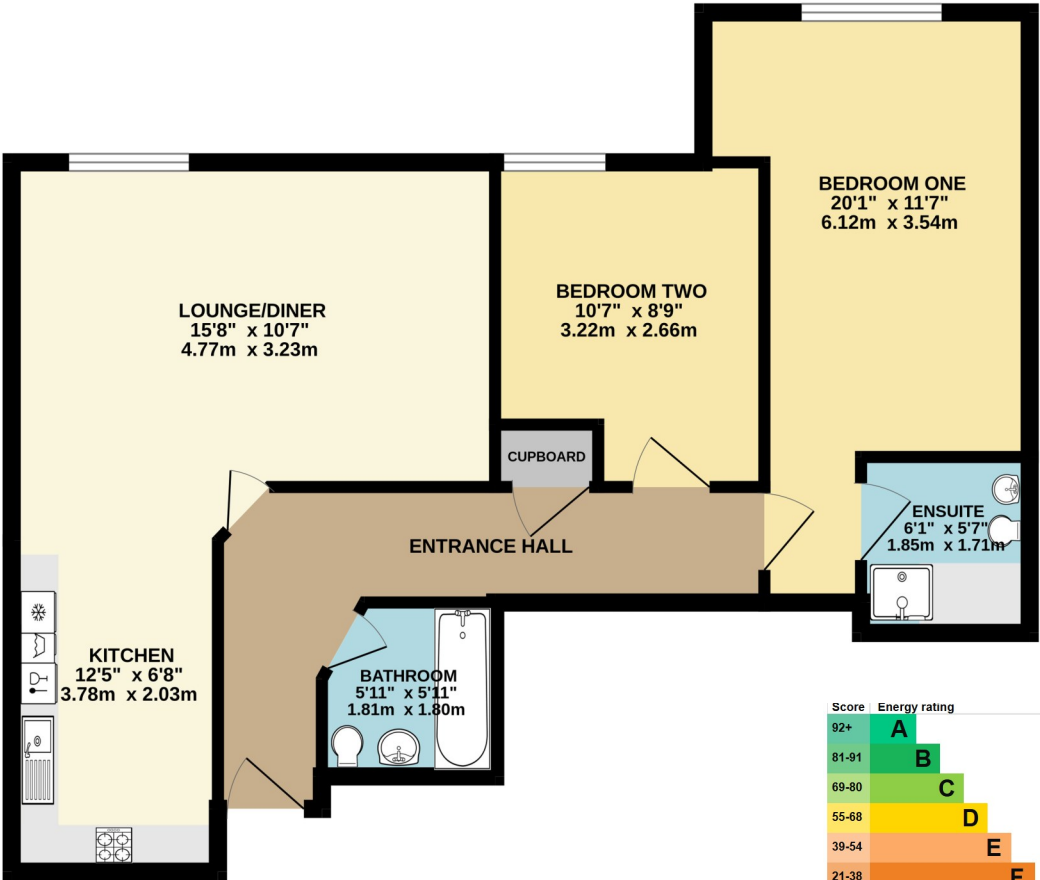
The modern bathroom is accessed from the entrance hall and is fitted with a low-level WC, a wall-mounted hand wash basin, and a panelled bathtub complete with a chrome mixer tap. The space benefits from part-tiled walls and luxury vinyl tile flooring. Additional features include strip spotlights, an extractor fan, and a chrome heated towel rail.





EXTERNAL

The front of the property is bordered by mature trees and well-established shrubs, creating a pleasant and private approach. A spacious, laid-to-lawn area with benches provides a welcoming retreat and an ideal space to relax outdoors. To the rear, there is a residents' car park with one designated parking space per apartment, with additional visitors parking. Access to the apartment is available via a secure keyed entrance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

**1. When was this property built?** The owner advised that the apartment was constructed in 2005.

**2. When did the current owners purchase this house?** The current owners purchased this apartment from the developer in 2005.

**3. Is this property sold freehold or leasehold?** The owners have advised that this apartment is sold as a leasehold, with 103 years remaining on the lease. The service charge is £1,500 per annum, paid monthly. The ground rent is £250 per annum. Your legal advisor will be able to confirm this information.

**4. What is the internet speed like in this location?** In this location, full fibre is available.

**5. What are the current owners' favourite aspects of this property?** The current owners have advised that they enjoy the location of the apartment, with its proximity to local amenities and transport links, the private grounds the apartment sits on, and the peaceful top-floor space.

**6. How much is the council tax on this property?** The property is in Trafford Council and is band D, which is currently £2,120.84 per annum.

**7. Will there be a chain connected to this sale?** The apartment will be sold as chain-free.