



Richmond Road, Bowdon, WA14
Offers In Region Of £650,000



Property Features

- Three Bedroom First Floor Apartment
- Double Glazed Throughout
- Recently Renovate to An Impressive Specification
- Lift Access to All Floors
- Garage, Off-Road Parking and Guest Parking
- In Catchment Area of Outstanding Schools
- Chain Free Sale
- En Suite to Master Bedroom
- Short Walk to Amenities in Hale or Altrincham
- Sold with Commonhold
- Stunning views across the Cheshire plains



Full Description

An impressive three-bedroom first-floor apartment located in a beautiful period mansion house. The property offers high ceilings and newly fitted large double-glazed sash and bay windows, with stunning views across the Cheshire plains. The property benefits from lift access, allocated off-road parking, visitor parking, a garage with power and communal gardens.

Internally, the property has been tastefully modernised to a high standard, with a generous en suite to the master bedroom, separate shower room, large cloak room for storage, modern kitchen and separate dining room and lounge.

LIVING ROOM

17' 8" x 13' 8" (5.40m x 4.18m)

The living room is a bright and spacious reception room with stunning views from the large sash windows to the side and front aspect. This room offers a pendant light fitting; two double panel radiators; a period cast iron fireplace with stone surround and carpeted flooring.



DINING ROOM

14' 6" x 10' 9" (4.44m x 3.30m)

The dining room is another generous reception room with a large double-glazed sash window to the front aspect, carpeted flooring; a pendant light fitting; and a double panel radiator.



KITCHEN

13' 11" x 7' 1" (4.26m x 2.16m)

The kitchen is fitted with a range of matching base and eye-level storage units, with wooden worktops, recessed LED over-counter lighting, and recessed spotlighting. The kitchen is equipped with an integrated Neff oven, a recessed four-ring Bosch gas hob and an extractor fan over; an integrated slimline dishwasher and freestanding fridge-freezer. This room also benefits from a vertical wall mounted radiator; LVT tile effect flooring and a double glazed sash window with Roman blind to the side aspect.



MASTER BEDROOM

19' 0" x 10' 9" (5.80m x 3.30m)

The master bedroom is an impressive room with large bay windows to the side aspect, fitted with plantation shutters. This bedroom offers access to an en suite bathroom. This bedroom is fitted with a pendant light fitting and two double-panel radiators.



ENSUITE BATHROOM

13' 5" x 6' 2" (4.10m x 1.90m)

The ensuite bathroom off the master bedroom has been modernised with a freestanding bath tub; counter top hand wash basin with storage under; large built in storage cupboard; low-level WC; chrome wall mounted heated towel rail; walk-in shower cubicle with chrome thermostatic shower system; extractor fan; LVT wood effect flooring; recessed spotlighting and two wall mounted light fittings and a double glazed window to the side aspect.



BEDROOM TWO

12' 3" x 9' 10" (3.75m x 3.02m)

The second double bedroom offers a double-glazed sash window to the rear aspect, fitted with a Roman blind; a double panel radiator; and carpeted flooring.



BEDROOM THREE

12' 11" x 8' 6" (3.94m x 2.60m)

The third bedroom is fitted with a range of matching wall-to-wall fitted wardrobes; carpeted flooring; a pendant light fitting; a double panel radiator and a double-glazed sash window to the rear aspect.



SHOWER ROOM

9' 2" x 3' 1" (2.80m x 0.95m)

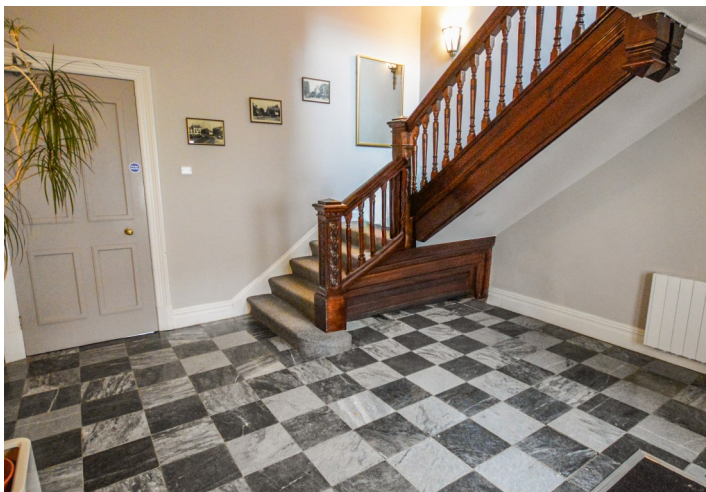
The shower room is located off the entrance hall. This room offers a shower cubicle with chrome thermostatic shower system and glazed sliding door; a counter-top hand-wash basin; a wall-mounted heated towel rail; a low-level WC; a double-glazed window to the rear aspect; tiled flooring; floor-to-ceiling tiled walls; and ceiling-mounted multi-directional spotlighting.



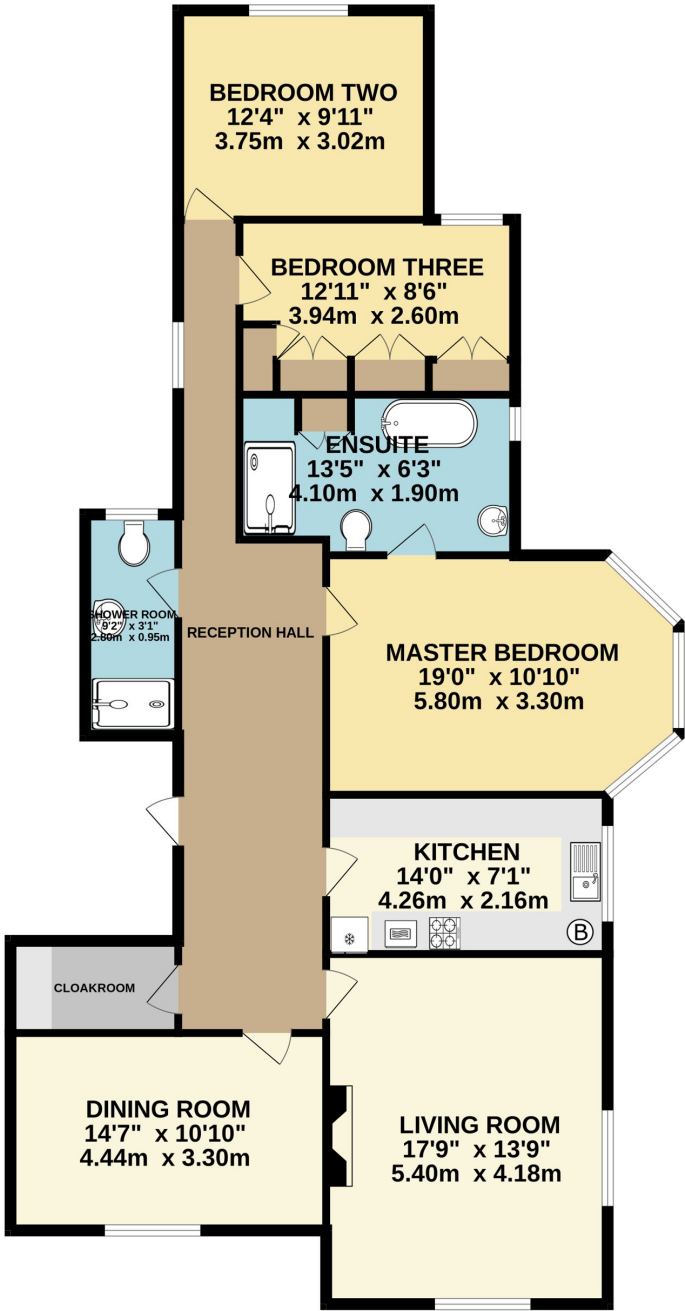
EXTERNAL

The property is accessed via a private drive leading to two car parks, the visitor carpark is to the front of the property, this is a gravelled carpark with access to the garages for each property. This apartment benefits from the car garage, which is equipped with an electric point. From this carpark one can access the communal garden and via stone steps the front entrance of the building.

To the rear of the property is a further carpark which offers allocated parking spaces for each apartment. From this carpark, one can access the property via the rear door which allows step-free access into the communal entrance hall. The spacious entrance hall offers a grand balustrade staircase leading to the upper floors and a wooden panelled door allowing access to the internal hall with lift access to all floors.



FIRST FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COMMON QUESTIONS

1. Is this property leasehold or freehold? The vendor has advised they believe the apartment is sold with a Commonhold, each residents owns a share of freehold, by way of ownership in Southfield Management Company. A service charge of £250 pcm is paid for the upkeep of the building and property insurance.

2. What is the internet service available to this property? The property offers full fibre to the door, meaning super fast broadband is available.

3. Have any works been carried out at the property recently? Over the last three years the residents have had new gutters, soffits and fascias installed. Both the house and car park walls have been rendered and the visitors car park has been resurfaced. This apartment has also had all new windows fitted in 2023; a new kitchen, the en suite has been replaced and extended into what was a small utility room; the apartment has been fully re-decorated and the boiler was also replaced when purchased in 2013.

4. Will there be a connected transaction associated with this sale? No, the vendor is prepared to break the chain and move into rented accommodation.

5. How much does the current owner pay for the utilities? The vendor has advised she pays around £155 pcm for the combined gas, electricity and water at present.

6. Has the boiler been serviced recently? Yes, the boiler is serviced annually.

7. What are the vendors favourite aspects of this property? The vendor has advised she has enjoyed the privacy afforded by not being overlooked by surrounding properties; the stunning views of Cheshire and the impressive period features such as the large sash windows and high ceilings; and the quiet, calm surroundings.