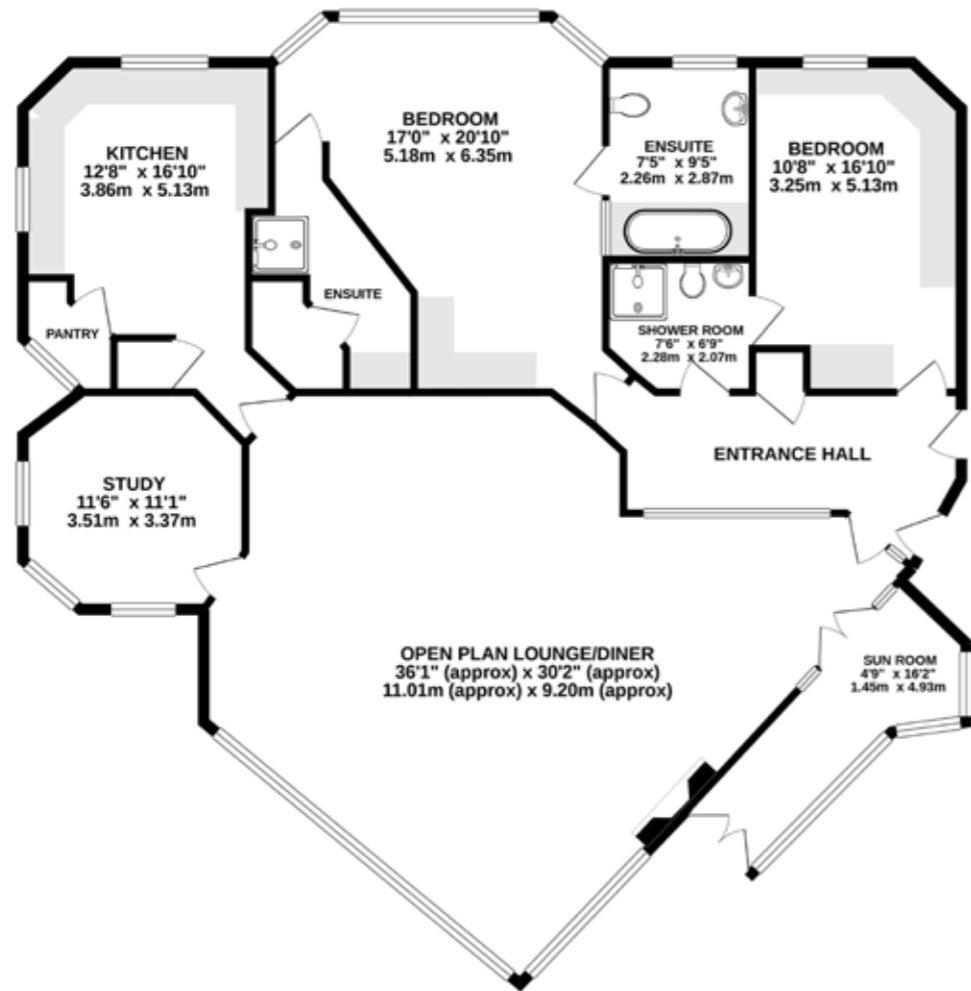


**APARTMENT 1
7 THE SPRINGS**

Bowdon

£675,000

GROUND FLOOR
1790 sq.ft. (166.3 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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THE AREAS LEADING ESTATE AGENCY

Hale
176, Ashley Road, HALE WA15 9SF
0161 929 8118 hale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A generous, ground floor apartment within a small, select purpose built development of just 6 apartment, in a desirable residential location in Bowdon. Open plan lounge/dining room, sun room, study, two double bedrooms, two bathrooms and separate shower room. Attractive communal gardens, sunny patio area and two allocated, undercroft parking spaces. NO ONWARD CHAIN.

- A generous, purpose built ground floor apartment in a highly desirable location in Bowdon
- Open plan lounge/dining room and sun room with views over the stunning communal gardens
- Two double bedrooms, two shower rooms and a bathroom with Jacuzzi bath

- Allocated undercroft parking, patio area and attractive communal grounds
- Close to excellent motorway links and public transport networks
- This apartment is offered for sale with NO ONWARD CHAIN

£ 6 7 5 , 0 0 0

APARTMENT 1, 7 THE SPRINGS

Bowdon



A ground floor apartment within The Springs, which has been well-maintained throughout and offering superb spacious accommodation including a hall with internal glazed window, cloakroom, expansive lounge/dining room and separate sun room with doors leading to an attractive patio and well-stocked gardens. There is a fully fitted kitchen with a range of cabinetry, integrated appliances and utility room. There is a study complete with bespoke high-quality built-in furniture. The apartment also has two double bedrooms, both a good size and with extensive built-in furniture offering excellent storage. Both bedrooms have an en-suite bathroom and the master bedroom also benefits from a separate shower room (originally a sauna room, which could be converted

to a wet room). Externally the beautifully maintained gardens are low-maintenance and well-stocked with a range of mature shrubs and trees. Please call the Hale Office for a private appointment.

LOCATION

Bowdon offers close proximity to both town, country and excellent leisure facilities. It is a short distance from Hale village and National Trust's Dunham Massey Deer park. It offers several tennis clubs and is close to Dunham Forest Golf Club. Hale is a vibrant village known for its shops, services and restaurants which are within a reasonable distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns are particularly favoured, having good commuter links into

Manchester City Centre and Salford Quays via the Metrolink facility. The access point to the North West motorway network and Manchester International Airport are also a short distance away. Altrincham provides a range of comprehensive shopping needs and is well-known for its market. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham, over the railway crossing and at the traffic lights turn left onto Langham Road. Pass Heald Road on the right and Talbot Road on the left hand side, taking the next turning on the left hand side into The Springs and No. 7 is the

first building you see a short way along, on the right hand side (with electric gates). In addition to the parking at the property, there is also space for on-street parking.

TENURE

We believe the property is Freehold. Subject to solicitors verification.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2021/2022 is £2866.79.

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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