



APARTMENT 308 32 WOODFIELD ROAD | ALTRINCHAM

£165,000

NO ONWARD CHAIN

A contemporary second floor apartment within a waterside development and occupying a superb position with commanding tree lined views in a southerly direction. Approximately 670.6 sq ft (62.3 sq m). The naturally light accommodation briefly comprises entrance hall, spacious open plan living/dining room, fitted kitchen with integrated appliances, double bedroom and modern tiled bathroom/WC. Central heating and double glazing. Secure allocated underground parking. Well maintained communal gardens.

POSTCODE: WA14 4RN

DESCRIPTION

This waterside development was constructed circa 2006 and designed by Foster & Partners in conjunction with Urban Splash. Environmental sustainability was at the heart of the project and combined with contemporary internal fittings alongside stunning architecture this high specification apartment represents stylish modern living in a highly popular location.

The position is ideal being just a short distance from the scenic waterways of the Bridgewater canal with a walking/cycling route combining charming sights with plentiful wildlife and the beautiful communal gardens are perfect for waterside picnics. The development is adjacent to the award winning town centre of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition a short distance to the south is John Leigh park with tennis courts and recreation areas.

Originally constructed circa 1914 this second floor apartment is situated within the purpose built factory of Budenberg Gauge Co Ltd. and many industrial features are incorporated into the communal interior design of this historic building. The accommodation is unusually spacious and extends to approximately 670.6 sq ft (62.3 sq m) and has the added advantage of an allocated underground parking space.

Upon entering the feeling of quality is readily apparent and a private entrance hall has the benefit of adjacent storage plus access to an enclosed utility area. The exceptional open plan living space features bamboo flooring and there are far reaching tree lined views toward the spire of St Margarets Church. The contemporary fitted kitchen is separated by a glass partition and features a range of Smeg integrated appliances. The double bedroom has ample space for furniture and is served by a modern bathroom/WC with white suite and chrome fittings.

Central heating has been installed together with double glazing.

In conclusion, a superb contemporary apartment positioned within a stunning historic building and offered for sale with no onward chain.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure entry system. Lift and stairs to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

11'6" x 6'3" (3.51m x 1.91m)

Hardwood front door. Bamboo flooring.

STORAGE CUPBOARD

Housing the heat exchange system.

UTILITY CUPBOARD

Space for an automatic washing machine. SAT/TV/FM aerial point.

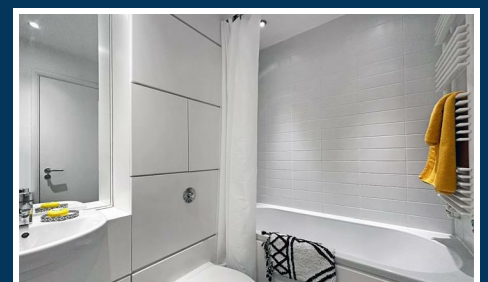
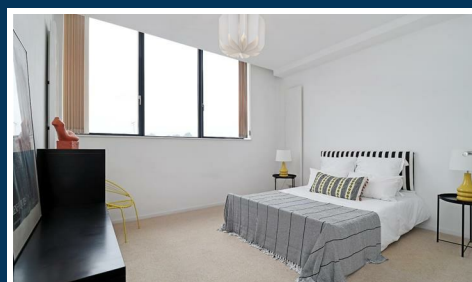
LIVING/DINING KITCHEN

23'2" x 16'9" (7.06m x 5.11m)

With bamboo flooring and planned to incorporate:

LIVING/DINING AREA

Wide double glazed windows to the south. Three vertical panelled radiators. Telephone/data points.



KITCHEN

Fitted with white wall and base units beneath heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and brushed chrome effect splash-back. Integrated Smeg appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above, fridge and freezer. Integrated dishwasher.

BEDROOM

12'2" x 11'3" (3.71m x 3.43m)

Wide double glazed windows in a southerly direction. Two vertical panelled radiators.

BATHROOM/WC

7'3" x 5'7" (2.21m x 1.70m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap set within tiled surrounds, semi recessed vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Built-in cabinet. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

OUTSIDE

Underground allocated parking space.

SERVICES

Mains water, electricity and drainage 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 from 1st January 2003 and subject to a Ground Rent of £216.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

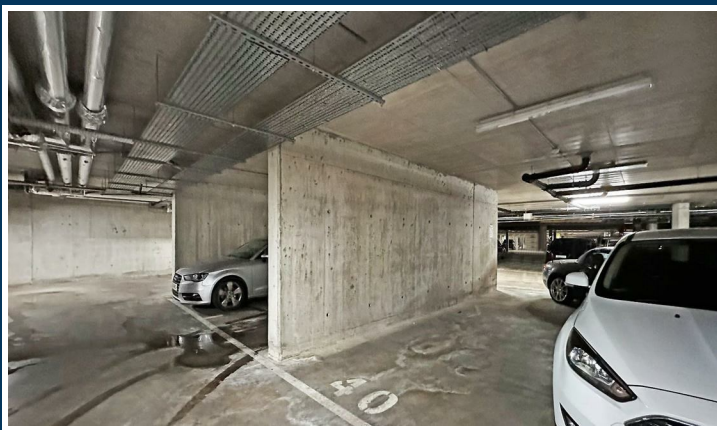
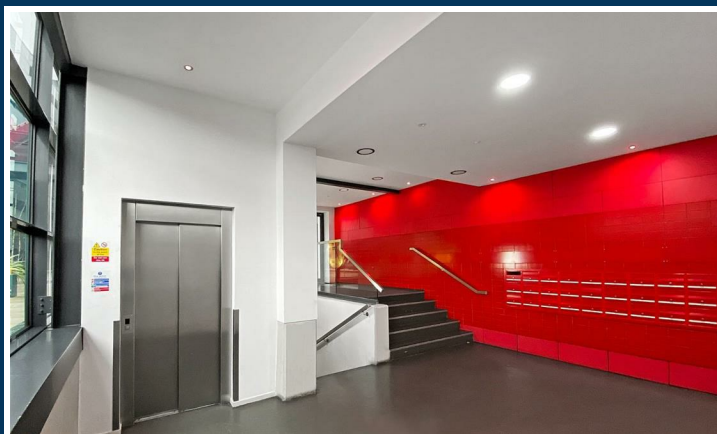
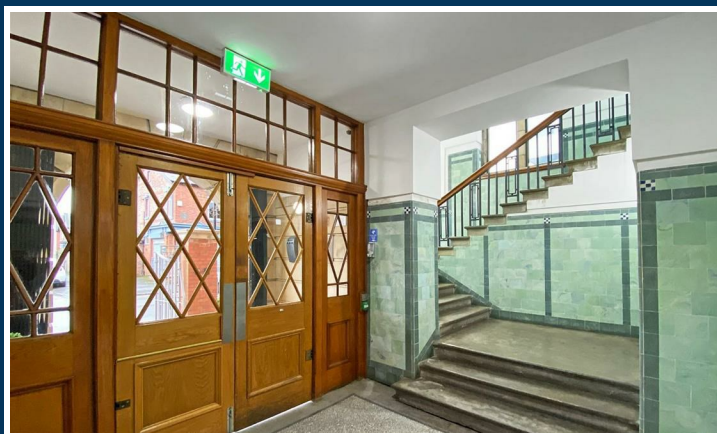
We understand the service charge is approximately £2,816.00 per annum (£235.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band C

NOTE

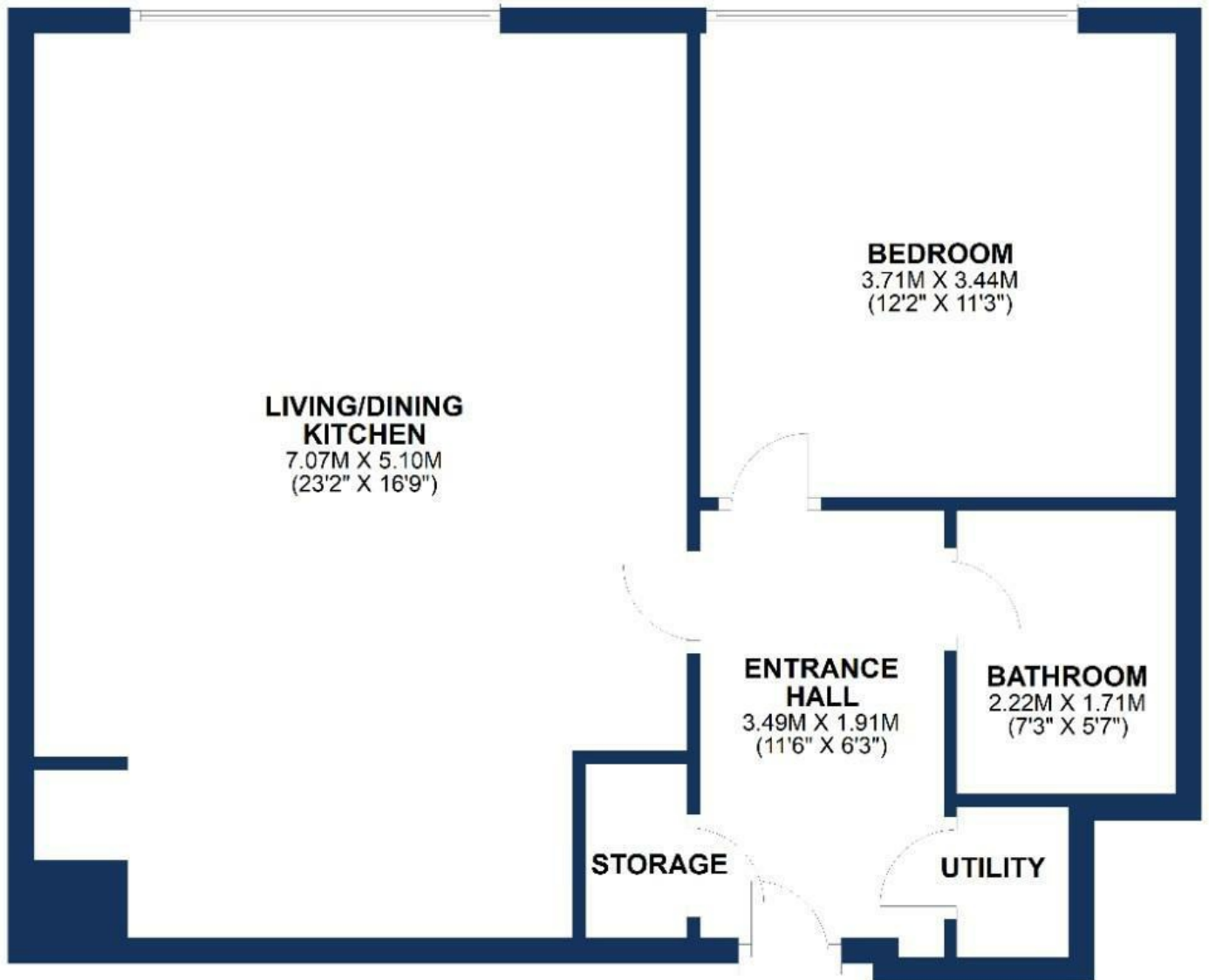
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 62.3 SQ. METRES (670.6 SQ. FEET)



TOTAL AREA: APPROX. 62.3 SQ. METRES (670.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNS

292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM