



## APARTMENT 2 6 THE AVENUE | HALE

OFFERS OVER £750,000

A superbly proportioned apartment in a highly sought after location which needs to be seen to appreciate the accommodation on offer. The secure communal entrance hall provides access to the garages and also a further lobby where there is lift access to further floors. Upon entering the property there is a large dining hall with storage room off and providing access to a large sitting room which has access onto a private seating terrace with lawned gardens beyond. To the other side is a fitted breakfast kitchen with adjacent separate utility room. There is an impressive master bedroom with en-suite and guest bedroom with en-suite shower room/WC plus third bedroom currently used as a study and the accommodation is completed by the bathroom/WC. Externally remote gates lead onto the parking area and garages and there are delightful lawns to the side. As previously mentioned there is a private seating terrace. Viewing is highly recommended.

POSTCODE: WA15 0LX

## DESCRIPTION

Situated on The Avenue one of the areas most sought after roads and ideally located within easy reach of Hale village centre which is a little over a 1/2 mile distant with its range of individual shops, restaurants and wine bars and beyond the railway station providing a commuter service into the surrounding areas.

The apartment building itself is approached via secure vehicular and pedestrian gates and a sweeping driveway leads to the garages which have secure access to the apartment building. To the ground floor at the rear is a secure communal entrance hall which leads onto a further lobby area with lift access and front door to Apartment 2. Upon entering the property there is a large open plan dining hall with large storage cupboard off. To one side is a superb reception room with door leading onto a private seating terrace with delightful lawned gardens beyond. To the other side is a separate breakfast kitchen fitted with a comprehensive range of grey and light wood units and benefitting from a well proportioned adjacent separate utility room. Towards the rear is a large master suite with bay windows overlooking the gardens and adjacent en-suite shower room/WC. There is a further guest bedroom with en-suite shower room/WC and the accommodation is completed by the third bedroom currently used as a study and there is an additional bathroom/WC.

A superbly proportioned exclusive apartment where viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure communal entrance hall. Access to garage. Tiled floor. Electric heater. Lift to all floors.

#### DINING HALL

**17'6" x 13'9" (5.33m x 4.19m)**

With hardwood front door. Tiled floor. Radiator. Recessed low voltage LED lighting. Access to large storage cupboard.

#### SITTING ROOM

**23'6" x 17'11" (7.16m x 5.46m)**

With a focal point of a stone effect fireplace. Two lead effect double glazed windows to the side overlooking the gardens. Two radiators. Television aerial point. Telephone point. Satellite aerial point. Recessed low voltage LED lighting. Door provides access onto a private seating terrace with delightful lawned gardens beyond.

#### BREAKFAST KITCHEN

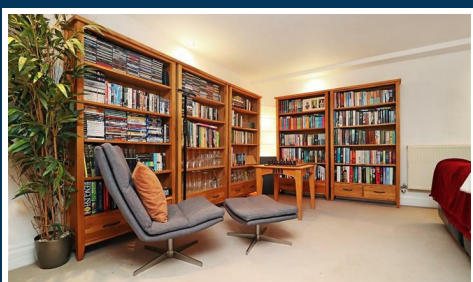
**14'10" x 12'10" (4.52m x 3.91m)**

Fitted with a comprehensive range of grey and light wood units with work surface over incorporating 1 1/2 bowl sink unit with hose tap. Space for Range oven. Stainless steel extractor hood. Space for American style fridge freezer. Integrated dishwasher. Ample space for table and chairs. Tiled floor and splashback. Radiator. Recessed low voltage LED lighting. Cupboard housing combination Worcester gas central heating boiler. Lead effect double glazed window to the rear.

#### UTILITY

**8'8" x 8'0" (2.64m x 2.44m)**

With fitted wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Lead effect double glazed window to the side. Tiled floor. Radiator. LED ceiling light.



## BEDROOM 1

23'2" x 13'5" (7.06m x 4.09m)

With lead effect double glazed bay window to the side overlooking the gardens. Recessed low voltage LED lighting. Fitted wardrobes. Two radiators.

## EN-SUITE

10'7" x 7'5" (3.23m x 2.26m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower enclosure, wash hand basin and WC. Radiator. Tiled floor. Half tiled walls. Extractor fan. Recessed low voltage LED lighting. Access to large storeroom with further storage space beyond.

## BEDROOM 2

15'5" x 13'11" (4.70m x 4.24m)

Lead effect double glazed window to the front. Radiator. Recessed low voltage LED lighting.

## EN-SUITE

9'5" x 5'7" (2.87m x 1.70m)

With a white suite with chrome fittings comprising tiled shower enclosure, pedestal wash basin and WC. Tiled floor. Half tiled walls. Opaque lead effect double glazed window to the side. Recessed low voltage LED lighting. Extractor fan. Radiator.

## BEDROOM 3

13'4" x 8'7" (4.06m x 2.62m)

With lead effect double glazed window to the side overlooking the gardens. Radiator. Recessed low voltage LED lighting.

## BATHROOM

9'8" x 5'10" (2.95m x 1.78m)

With a suite comprising panelled bath with mixer shower, WC and pedestal wash hand basin. Tiled floor. Half tiled walls. Extractor fan. Recessed low voltage LED lighting. Radiator.

## OUTSIDE

Externally to the front of the property is secure vehicular and pedestrian gated access with the driveway sweeping to the rear providing access to the garages. The garage has a remote up and over door and benefits from light and power and there is a secure doorway leading to the communal entrance hall. The apartment has two designated parking spaces.

## PRIVATE SEATING TERRACE

11'6" x 10'9" (3.51m x 3.28m)

A superb seating area accessed via the sitting room and for private use and with lawned gardens beyond enjoying a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "G"

## TENURE

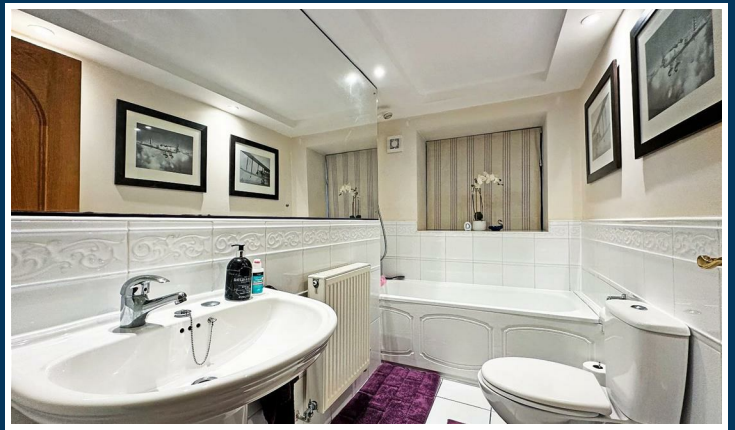
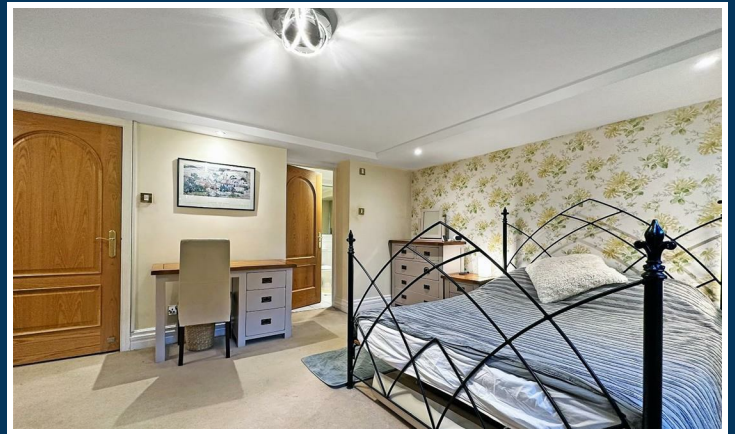
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/2001. The Freehold is then owned by the residents and hence there is no ground rent payable. This should be verified by your Solicitor.

## SERVICE CHARGE

Full details will be provided by our clients Solicitor.

## NOTE

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



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## GROUND FLOOR

APPROX. 192.8 SQ. METRES (2075.8 SQ. FEET)



TOTAL AREA: APPROX. 192.8 SQ. METRES (2075.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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