



3 EATON HOUSE REGENCY COURT | HALE

OFFERS OVER £275,000

NO ONWARD CHAIN

A spacious ground floor apartment constructed circa 2001 by Linden Homes and set within tree lined grounds beyond remotely operated gates. The accommodation briefly comprises recessed porch, secure communal reception area, private entrance hall with storage, sitting/dining room with bay window and French windows to the private terrace, fitted kitchen with integrated appliances, primary bedroom with en suite shower room/WC, further double bedroom and bathroom/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Resident and visitor parking. Well tended communal gardens.

POSTCODE: WA15 8RF

DESCRIPTION

Eaton House forms part of Regency Court, a development of apartments and Mews houses set within tree lined grounds approached through remotely operated wrought iron gates.

The apartment occupies an excellent position within the development at ground floor level with French windows from the sitting area opening onto a private stone paved terrace and well tended communal gardens beyond.

The interior is tastefully appointed incorporating modern fittings to create attractive living space with the benefit of gas fired central heating together with a pressurised hot water system and PVCu double glazing throughout.

The naturally light open plan sitting/dining room is of excellent size and features an angular bay window with views over the communal gardens and the aforementioned glazed doors providing access to the private paved seating area. Approached from the dining area through double opening doors there is a fitted kitchen with a range of integrated appliances.

The master bedroom features fitted wardrobes and a modern en suite shower room/WC, whilst a further double bedroom is served by the bathroom/WC with white suite and chrome fittings.

Additionally there is ample storage provided off the entrance hall and a secure video entry system.

Externally there is allocated resident and visitor parking within the secure gated forecourt.

In conclusion, an excellent apartment within a highly regarded development constructed by Linden Homes circa 2001 and available with no onward chain.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Set beneath a sandstone arch with tiled floor. Resident mail boxes.

COMMUNAL RECEPTION AREA

Approached through an opaque glazed/panelled hardwood front door. Lift to upper floors and staircase to all levels.

PRIVATE ENTRANCE HALL

A welcoming reception area with coved cornice and decorative door architraves. Built-in storage cupboard ideal for hanging coats and jackets. Additional storage cupboard with double opening doors housing the pressurised hot water system. Laminate wood flooring. Video entry phone. Radiator.

SITTING/DINING ROOM

18'8" x 12'1" into the bay (5.69m x 3.68m into the bay)

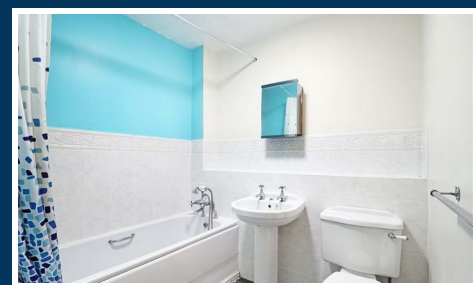
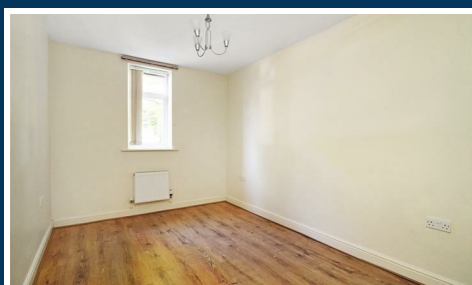
Laminate wood flooring and recessed low-voltage lighting. Planned to incorporate:

SITTING AREA

Double opening PVCu glazed/panelled doors set within a matching surround to the private stone paved terrace. PVCu double glazed window to the side. TV/SAT aerial point. Telephone point. Radiator.

DINING AREA

Ample space for a dining suite set within an angular bay comprising four PVCu double glazed windows to the side. Telephone point. Radiator. Double opening doors to:



KITCHEN

10'2" x 6'4" (3.10m x 1.93m)

Fitted with a range of light wood effect wall and base units beneath granite effect heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with stainless steel chimney cooker hood above, fridge and slimline dishwasher. Wall mounted gas central heating boiler. PVCu double glazed window to the side. Laminate wood flooring. Recessed low-voltage lighting. Plinth mounted electric heater.

BEDROOM ONE

12'0" x 10'11" (3.66m x 3.33m)

An excellent primary bedroom with fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Television aerial point. Telephone point. Radiator.

EN SUITE SHOWER ROOM/WC

6'11" x 5'10" (2.11m x 1.78m)

Fitted in white/chrome with pedestal wash basin and low-level WC set within a tiled surround. Tiled corner enclosure with thermostatic shower. Tile effect flooring. Recessed low-voltage lighting. Shaver point. Extractor fan. Radiator.

BEDROOM TWO

12'0" x 8'5" (3.66m x 2.57m)

A genuine double bedroom with PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BATHROOM/WC

7'0" x 6'4" (2.13m x 1.93m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low-level WC. Partially tiled walls. Tile effect flooring. Extractor fan. Radiator.

OUTSIDE

Allocated resident and visitor parking.

SERVICES

All main services 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. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is approximately £2,313.00 per annum (£192.75 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning, maintenance of the grounds and Ground Rent. Full details will be provided by our client's Solicitor.

COUNCIL TAX

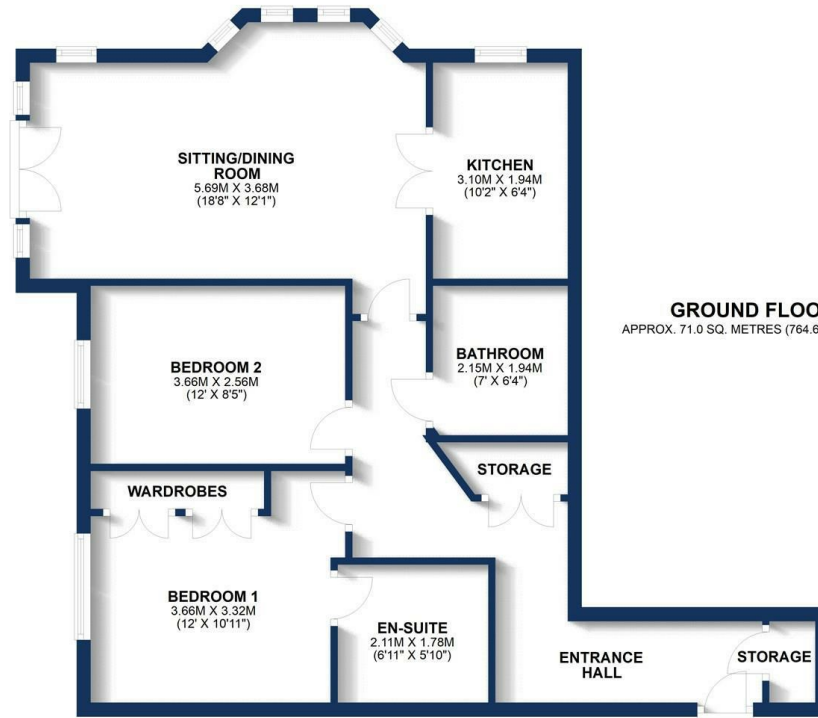
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NOTE

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. 71.0 SQ. METRES (764.6 SQ. FEET)

TOTAL AREA: APPROX. 71.0 SQ. METRES (764.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



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