



## 16 BELFIELD HOUSE WEST ROAD | BOWDON

£340,000

\*\*\*NO ONWARD CHAIN\*\*\* An unusually spacious purpose built apartment occupying a prestige location in the heart of the conservation area. Positioned at third floor level with commanding views over the grounds and toward the spire of St Mary's Church. Approached by both lift and staircase. Westerly facing balcony accessed from the living space. The accommodation briefly comprises private enclosed lobby, entrance hall, cloakroom/WC, sitting/dining room, fitted kitchen, inner hallway, three excellent bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Garage. Resident and visitor parking.



POSTCODE: WA14 2LF

## DESCRIPTION

Belfield House occupies an enviable position within the conservation area and is ideally placed being approximately one mile distance from the fashionable village of Hale with its range of individual shops, restaurants and bars and train station providing a commuter service into Manchester. A little further is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. In addition the Interchange provides access to the Metrolink network and the area is also well placed for the surrounding network of motorways

This unusually spacious apartment is positioned at third floor level and benefits from commanding tree lined views over surrounding Victorian properties toward the spire of St Mary's Church. Importantly there is a substantial balcony with westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

A communal reception area offers both staircase and lift to the upper floors and the private enclosed lobby opens onto the entrance hall with adjoining WC and cloaks/storage cupboard. Beyond is the naturally light sitting/dining room, quite exceptional in an apartment and measuring 20' in length with French window to the aforementioned balcony. There is an adjacent fitted kitchen with far reaching views and an inner hallway leads to each of the three bedrooms all which feature fitted furniture. The bathroom/WC completes the accommodation and although ready for immediate occupation there is an opportunity to remodel to individual taste.

Externally there is resident and visitor parking and a single garage. Surrounding the property are mature grounds laid to lawn for communal use and maintained by the Management Company.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure entry system. Lift and staircase to all floors.

### THIRD FLOOR

#### PRIVATE ENCLOSED LOBBY

Hardwood glazed front door. Meters cupboard with shelving.

#### ENTRANCE HALL

L-shaped with built-in mirror fronted storage cupboard containing hanging rail and shelving. Entry phone.

#### SITTING/DINING ROOM

20'6" x 14'8" (6.25m x 4.47m)

PVCu double glazed French window to the balcony flanked by a wide PVCu double glazed window. Picture rail. Radiator.

#### KITCHEN

9'2" x 8'11" (2.79m x 2.72m)

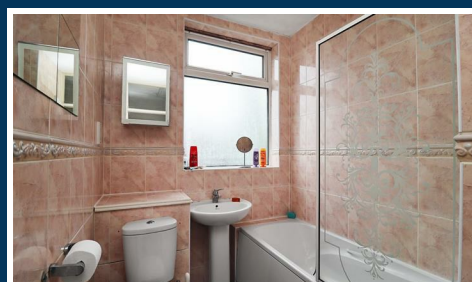
Fitted with matching wall and base units beneath granite effect heat resistant work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a gas cooker with integrated extractor/light above, fridge/freezer, automatic washing machine and dishwasher. PVCu double glazed window to the front. Tile effect flooring. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Tiled walls. Radiator.

#### INNER HALLWAY

Built-in linen closet with shelving.





## BEDROOM ONE

15'1" x 9'5" (4.60m x 2.87m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Radiator.

## BEDROOM TWO

12'9" x 8'5" (3.89m x 2.57m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

## BEDROOM THREE

11'7" x 7'8" (3.53m x 2.34m)

Built-in wardrobes containing hanging rail and shelving. PVCu double glazed window to the rear. Radiator.

## BATHROOM/WC

8'10" x 5'11" (2.69m x 1.80m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Tiled walls. Shaver point. Radiator.

## OUTSIDE

### GARAGE

Up and over door.

### 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 £2,400.00 per annum. (£200.00 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 D

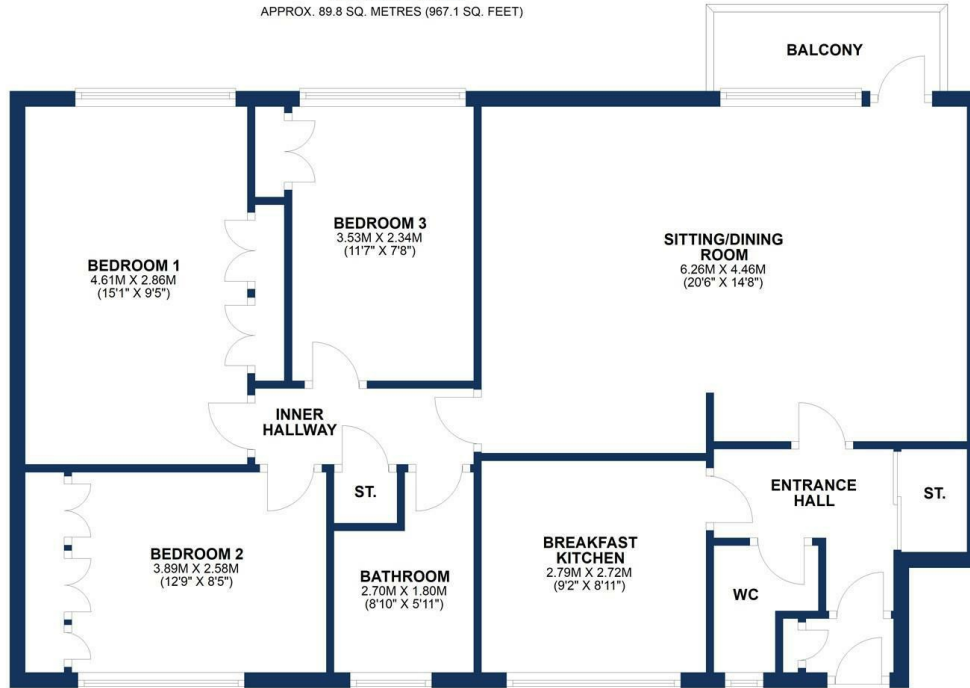
### NOTE

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



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**THIRD FLOOR**  
APPROX. 89.8 SQ. METRES (967.1 SQ. FEET)



TOTAL AREA: APPROX. 89.8 SQ. METRES (967.1 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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