



1 OAKFIELD COURT WELLINGTON ROAD | TIMPERLEY

OFFERS OVER £225,000

NO ONWARD CHAIN A superbly proportioned ground floor apartment with access onto the excellent communal lawned gardens. The accommodation briefly comprises secure communal entrance hall, private entrance hall, two bedrooms, open plan sitting and dining room with doors to the gardens, separate fitted kitchen and shower room/WC. Off road parking for residents and visitors plus private garage. Delightful communal lawned gardens. Viewing is highly recommended.

POSTCODE: WA15 7RF

DESCRIPTION

A superbly proportioned purpose built ground floor apartment with patio doors providing access onto the extensive communal lawned gardens. The accommodation is well maintained throughout and entered by secure communal entrance hall with stairs to the first floor and this property is situated on the ground floor. The private entrance hall provides access onto the open plan sitting/dining room towards the front which is complete with sliding patio doors leading to a small patio seating area with communal lawned gardens beyond. Adjacent is a separate fitted kitchen with space for small table and chairs. Towards the rear of the property there are two bedrooms the master benefitting from an extensive range of fitted wardrobes and the accommodation is completed by the bathroom.

The property benefits from a single garage and there are excellent communal gardens within the tree screened grounds. There is also residents and visitors parking.

A superbly proportioned apartment that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With secure entry system.

PRIVATE ENTRANCE HALL

Hardwood front door. Radiator.

OPEN PLAN SITTING/DINING ROOM

19'11" x 14'0" (6.07m x 4.27m)

With ample space for living and dining suites. Sliding PVCu double glazed doors to the patio seating area with communal gardens beyond. Two radiators. Telephone point. Television aerial point. Ceiling cornice. Ample space for living and dining suites.

BREAKFAST KITCHEN

10'5" x 10'5" (3.18m x 3.18m)

Fitted with a range of wall and base units with work surface over incorporating a sink unit with double drainer. Space for cooker, fridge freezer, washing machine and dishwasher. PVCu double glazed window overlooking the communal lawned gardens. Tiled splashback. Wall mounted combination gas central heating boiler. Extractor fan. Telephone point.

BEDROOM I

14'0" x 12'5" (4.27m x 3.78m)

With PVCu double glazed window to the rear. Radiator. Fitted wardrobes.



BEDROOM 2

11'11" x 7'1" (3.63m x 2.16m)

PVCu double glazed window to the rear. Radiator. Television aerial point.

BATHROOM

10'5" x 5'11" (3.18m x 1.80m)

Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, bidet and WC. Tiled walls. Radiator. Extractor fan. Airing cupboard.

OUTSIDE

The apartment benefits from a single garage and ample off road parking for visitors and further spaces for residents. Communal gardens are laid mainly to lawn with well stocked flowerbeds and screened by a variety of mature trees.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

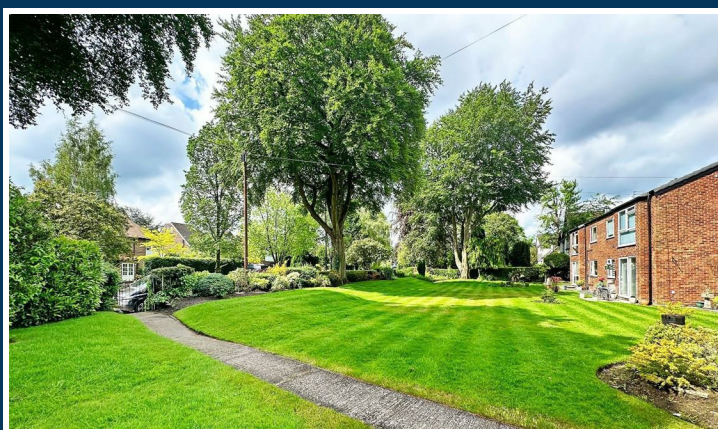
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/11/1977 and subject to a Ground Rent of £25.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

Currently set at £80 per calendar month and includes maintenance of the gardens and building exterior, window cleaning, heating, lighting and cleaning of common parts. Full details will be provided by our clients Solicitor.

NOTE

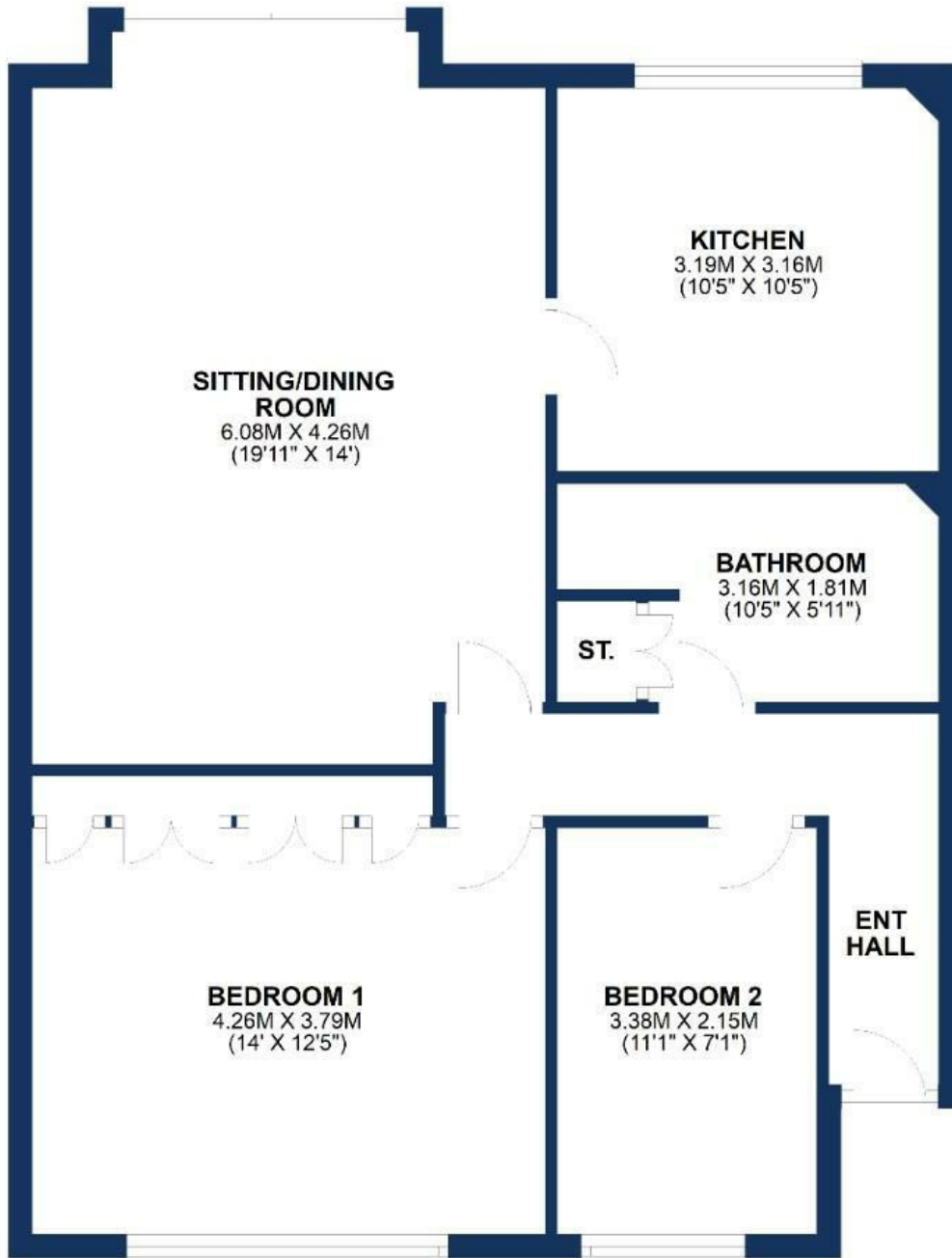
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 71.4 SQ. METRES (769.1 SQ. FEET)



TOTAL AREA: APPROX. 71.4 SQ. METRES (769.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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