

## 3 CHURCH BANK RICHMOND ROAD | BOWDON

OFFERS IN THE REGION OF £500,000

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly presented apartment positioned at first floor level with private south westerly facing balcony. Set within landscaped grounds in the heart of the Bowdon Conservation Area. The generously proportioned accommodation briefly comprises secure communal reception area, private entrance hall, dual aspect open plan sitting/dining room with feature fireplace, fitted kitchen with integrated appliances, spacious primary bedroom with en suite shower room/WC, additional double bedroom and fully tiled modern bathroom/WC. Gas fired central heating and PVCu double glazing. Single garage. Resident and visitor parking. Prestige location approx. equidistant from Hale village and Altrincham town centre.



POSTCODE: WA14 3NW

## DESCRIPTION

\*\*\*NO ONWARD CHAIN\*\*\* This exclusive development lies within the heart of the Bowdon Conservation Area and in 2014 Church Bank was bestowed with Blue Plaque status to commemorate Edward Kinder Bradbury who was born here and awarded the Victoria Cross for bravery in the First World War. The setting is ideal with stunning tree lined views across the professionally maintained grounds and importantly with the benefit of a private balcony and south westerly aspect to enjoy the afternoon and evening sunshine.

The apartment is supremely placed approximately equidistant between the village of Hale with its range of fashionable restaurants, bars and train station and the shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a commuter service into Manchester. The position is also ideal for access to the surrounding network of motorways and Manchester Airport. In addition, Dunham Massey Park and Hall is one mile distance to the west and local shops are available within easy reach on Vicarage Lane.

Approached beyond a covered porch, the secure communal reception area has recently been refurbished with both staircase and lift providing access to the upper floors. Improved by the current owners, this superbly presented apartment is positioned at first floor level and features a wide L-shaped entrance hall with double opening doors leading onto the naturally light dual aspect sitting/dining room. This spacious reception room features an attractive stone fireplace surround and contemporary fire framed in chrome alongside sliding windows opening onto the covered balcony and a clearly defined dining area. The adjacent kitchen is fitted with Shaker style units complemented by polished granite work-surfaces and enhanced by integrated appliances and a matching peninsula breakfast bar.

The superb primary suite comprises double bedroom with bespoke fitted furniture and excellent en suite shower room/WC. A further double bedroom with built-in wardrobes is served by the luxurious fully tiled bathroom/WC complete with separate walk-in shower and new bathtub.

Gas fired central heating has been installed together with PVCu double glazing throughout and there are valuable internal storage areas.

Externally resident and visitor parking is available and importantly a single garage has the added advantage of a remotely operated door.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure hardwood front door. Entry phone system. Lift and turned spindle balustrade staircase to the upper floors. Mailbox access.

### FIRST FLOOR

#### SHARED LOBBY

Providing entry to only two apartments. Two wall light points. Two radiators.

#### ENTRANCE HALL

**14'2" x 6'8" (4.32m x 2.03m)**

Panelled hardwood front door. Space for hanging coats and jackets. Linen closet with shelving. Cloaks closet with space for hanging coats and jackets. Two wall light points. Recessed LED lighting. Decorative cornice. Radiator. Double opening doors to:

#### SITTING/DINING ROOM

**30'4" x 17'5" (9.25m x 5.31m)**

With clearly defined areas and planned to incorporate:

#### SITTING AREA

Stone fireplace surround and hearth with flame/log effect electric fire framed in chrome. Entry phone system. Two wall light points. Decorative cornice. Two radiators. PVCu double glazed sliding window set within matching side-screens to:

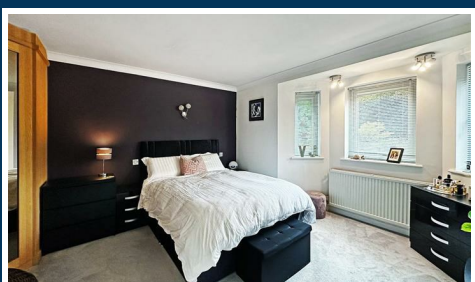
#### COVERED BALCONY

**6'7" x 4'10" (2.01m x 1.47m)**

Ample space for a table and chairs. Two wall light points.

#### DINING AREA

PVCu double glazed bay window. Wood flooring. Two wall light points. Decorative cornice. Ceiling rose. Radiator.





## BREAKFAST KITCHEN

12'3" x 10'2" (3.73m x 3.10m)

Fitted with Shaker style wall and base units beneath polished granite work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, microwave oven, four ring gas hob with stainless steel chimney cooker hood and matching splash-back above, fridge/freezer and dishwasher. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tiled floor. Recessed LED lighting. Radiator.

## BEDROOM ONE

15'10" x 12'10" (4.83m x 3.91m)

Fitted with a four door range of wardrobes containing hang rails and shelving. PVCu double glazed bay window. Wall light point. Covered cornice. Radiator.

## EN SUITE SHOWER ROOM/WC

10'2" x 4'3" (3.10m x 1.30m)

White/chrome moulded composite vanity wash basin with mixer tap, low-level WC and bidet. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window. Tiled/wood flooring. Tiled walls with recessed shelving. Shaver point. Radiator.

## BEDROOM TWO

14'4" x 10'2" (4.37m x 3.10m)

Contemporary built-in wardrobes with sliding doors containing hanging rails and shelving. PVCu double glazed window. Covered cornice. Radiator.

## BATHROOM/WC

10'2" x 7'2" (3.10m x 2.18m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap, semi recessed vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### SINGLE GARAGE

17'4" x 9' (5.28m x 2.74m)

Remotely operated up and over door. Light and power supplies.

### SERVICES

All mains 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 and the Freehold is vested in a company owned by the residents. The property is not subject to a Ground Rent. This should be verified by your Solicitor.

### SERVICE CHARGE

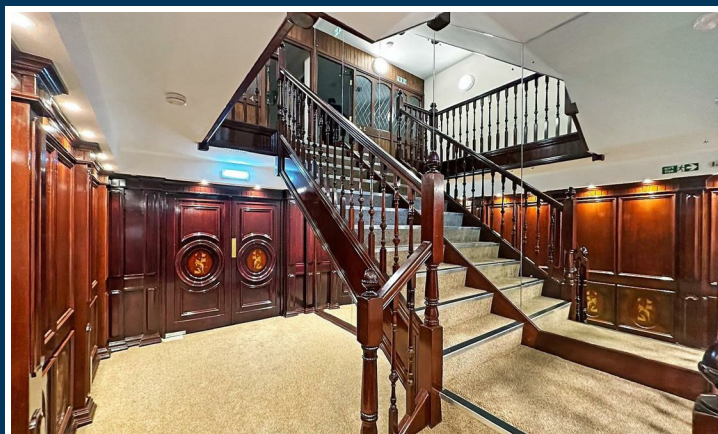
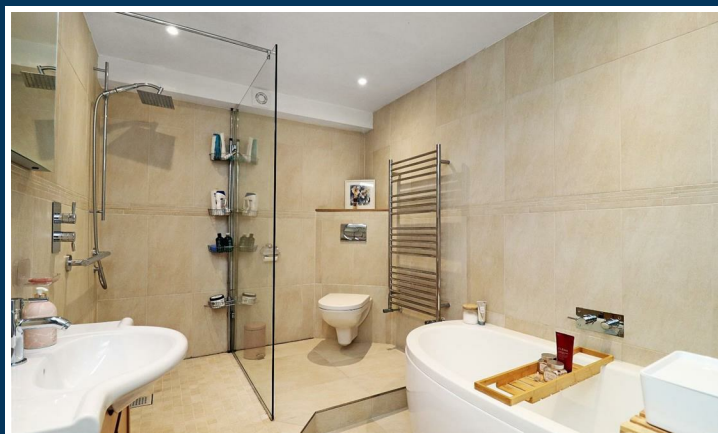
We understand the service charge is approximately £4,800.00 per annum (£400.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

### COUNCIL TAX

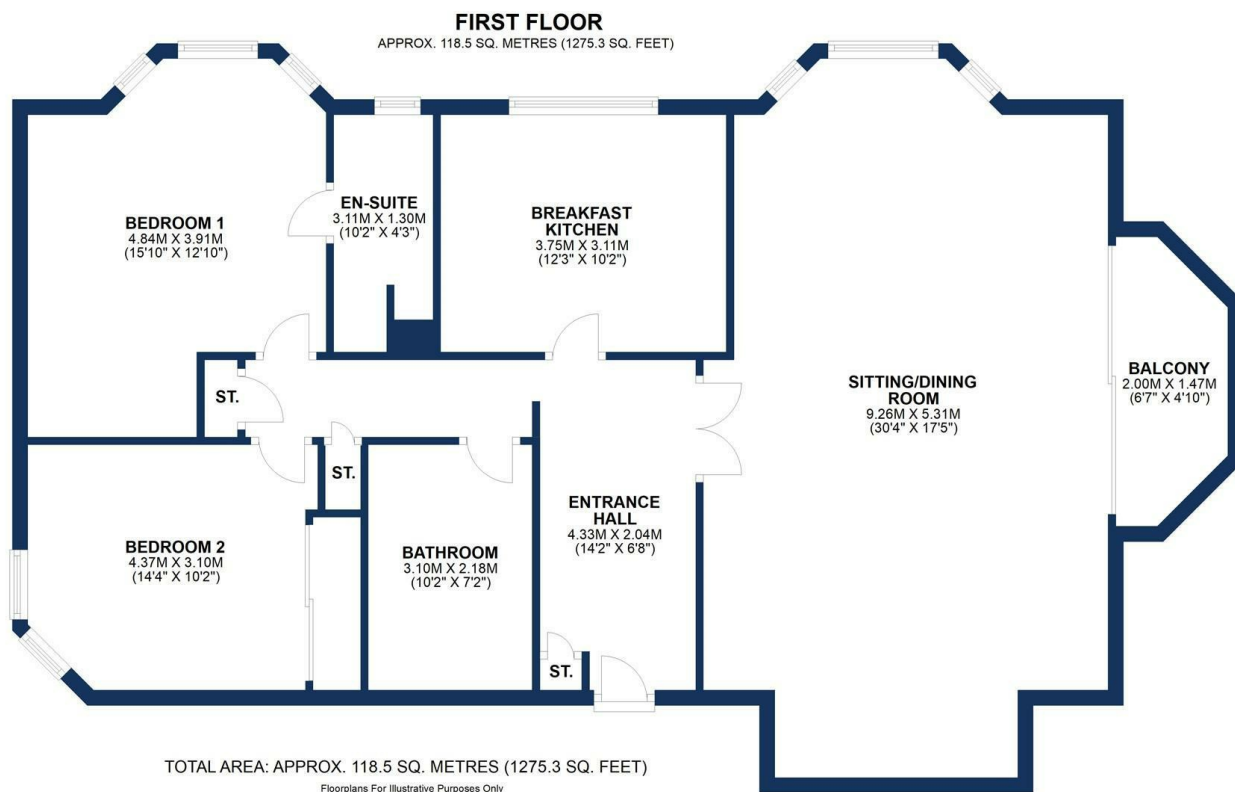
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### NOTE

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



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