

78 DUNHAM COURT STANHOPE ROAD | BOWDON

£750,000

A stunning garden apartment in a highly desirable location and forming part of a prestige development. The recently refurbished and exceptionally well presented accommodation briefly comprises magnificent communal entrance, shared lobby, private reception hall, sitting/dining room with French windows to the terrace, contemporary fitted breakfast kitchen with integrated appliances, primary bedroom with fitted furniture and en suite shower room/WC, two further bedrooms and fully tiled bathroom/WC. Gas fired central heating and double glazing. Secure undercroft parking, external resident parking and tree lined landscaped grounds.

POSTCODE: WA14 3JL

DESCRIPTION

Standing in a commanding raised position Dunham Court is a fine example of contemporary architecture evoking the Victorian era with tall elevations faced in stone beneath a pitched slate roof and approached beyond a sweeping driveway and grand staircase. The communal entrance hall is lavishly appointed with marble floors and both lift and staircase to all levels providing accessibility to the secure undercroft parking area.

Upon entering this recently refurbished ground floor apartment the feeling of quality and space is readily apparent. The private reception hall leads onto an elegant dual aspect living/dining room with French windows opening onto the paved terrace, which is ideal for enjoying the sunshine during the summer months. The outstanding kitchen is fitted with contemporary matt white units complemented by a full range of integrated appliances and matching peninsula breakfast bar.

The superb primary suite comprises double bedroom with extensive range of sophisticated fitted furniture and sumptuous en suite shower room/WC. There is a further double bedroom, generous single bedroom which is currently used as a study and luxurious fully tiled family bathroom/WC.

Gas fired central heating has been installed together with timber framed double glazing throughout.

Externally there is additional resident parking and well maintained communal grounds.

Occupying a sought after location Dunham Court is positioned on one of the areas premier roads and within close proximity to the market town of Altrincham and fashionable village of Hale. Ideally placed for the surrounding network of motorways and Manchester International Airport and approximately half a mile distance from Dunham Park.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry phone system. Hardwood panelled front door. Lift and staircase to all levels. Tiled floor. Two electric heaters. Double opening doors to:

SHARED LOBBY

Providing access to only two apartments. Electric heater.

PRIVATE RECEPTION AREA

14'8" x 10'5" (4.47m x 3.18m)

Hardwood panelled front door. Storage cupboard housing the hot water cylinder. Entry phone system. Coved cornice. Radiator,

SITTING/DINING ROOM

23'8" x 23' (7.21m x 7.01m)

Timber framed double glazed French windows to the paved terrace. Three tall timber framed double glazed windows. Timber framed double glazed window. Coved cornice. Two radiators.

BREAKFAST KITCHEN

14' x 10'6" (4.27m x 3.20m)

Fitted with matt white wall and base units beneath stone effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and matching splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, warming drawer, four ring induction hob with chimney cooker hood above, fridge/freezer, automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Matching peninsula breakfast bar. Three timber framed double glazed windows. Luxury vinyl wood effect flooring. Recessed LED lighting. Coved cornice. Vertical radiator.



BEDROOM ONE

20'6" x 11'10" (6.25m x 3.61m)

Recess for a double bed flanked by wide bedside tables. Eight door range of fitted wardrobes containing hanging rails and shelving and matching chest of drawers. Three timber framed double glazed windows. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

7' x 5'6" (2.13m x 1.68m)

Fully tiled and fitted with a white/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

BEDROOM TWO

15'4" x 9'5" (4.67m x 2.87m)

Two timber framed double glazed windows. Coved cornice. Radiator.

BEDROOM THREE

11'4" x 7'2" (3.45m x 2.18m)

Currently used as an office. Timber framed double glazed window. Coved cornice. Radiator.

FAMILY BATHROOM/WC

10'1" x 6'2" (3.07m x 1.88m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Coved cornice. Heated towel rail.

OUTSIDE

Secure undercroft parking and external resident parking.

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

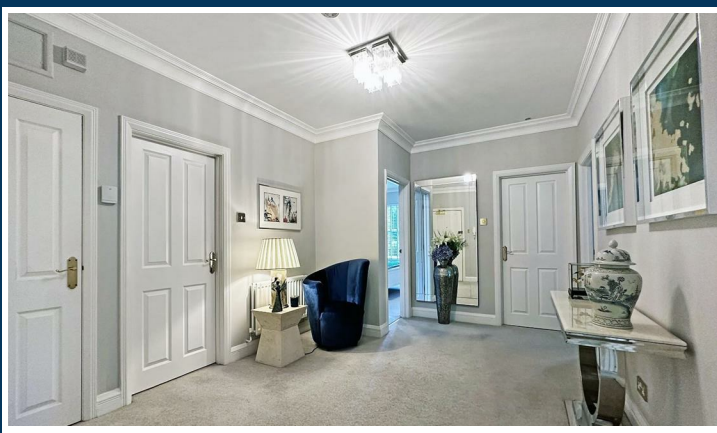
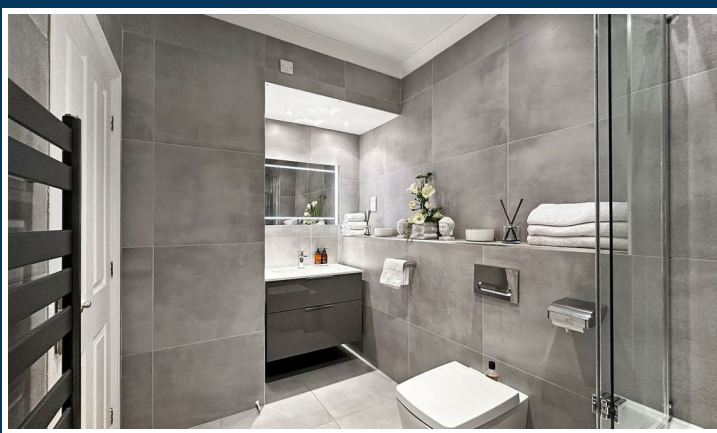
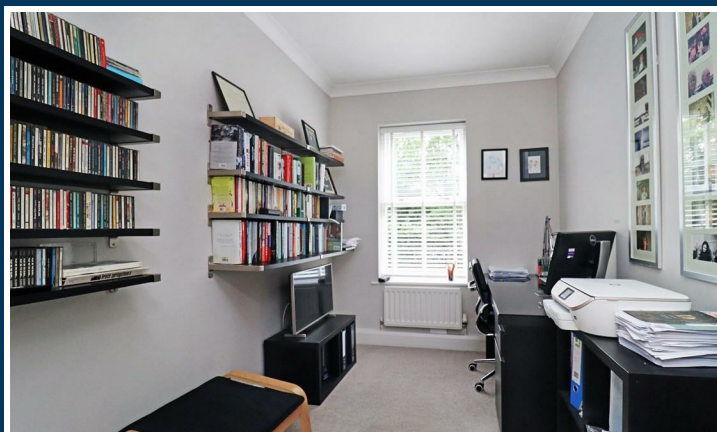
We understand the service charge is approximately £4,080.00 per annum (£340.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the building and grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

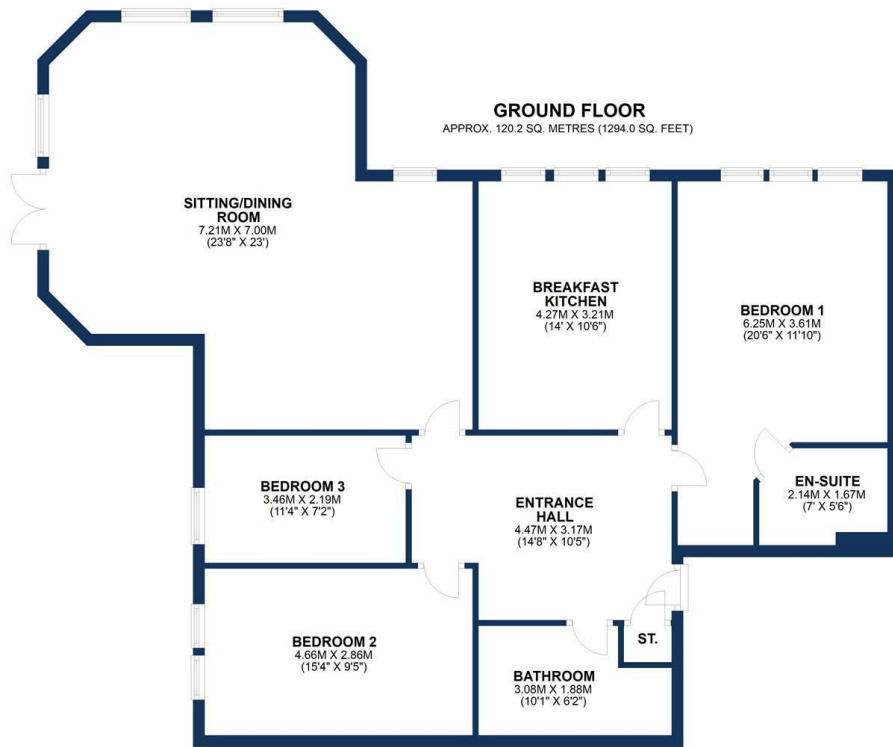
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NOTE

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



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TOTAL AREA: APPROX. 120.2 SQ. METRES (1294.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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