



I NEWINGTON COURT THE FIRS | BOWDON

£395,000

An unusually spacious ground floor apartment set within an exclusive tree lined development adjacent to Bowdon Croquet Club and with beautiful communal gardens. The accommodation briefly comprises recessed porch, communal reception area, private entrance hall, spacious triple aspect open plan sitting/dining room, fitted kitchen with integrated appliances, primary bedroom and en suite shower room/WC, further double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Garage. Resident and visitor parking. Ideal location approximately half a mile to the town centre.

POSTCODE: WA14 2UA

DESCRIPTION

Newington Court is a select development of just twelve apartments and forms part of one of the most highly favoured locations within the Bowdon Conservation Area. The Firs has long been sought after, not least because of the attractive tree lined setting and local Croquet Club. In addition, the shopping centre of Altrincham is approximately half a mile distance with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Equally just a little further is the fashionable village of Hale with its range of restaurants, wine bars and individual shops.

Positioned at ground floor level there are superb views over the beautifully maintained grounds in a southerly and westerly direction and the delightful communal gardens are certainly a feature being laid mainly to lawn, unusually large and bordered by a variety of mature trees.

Approached beyond a recessed porch and elegant communal reception area the interior is superbly proportioned and tastefully decorated throughout. The private entrance hall has provision for storage and double opening doors lead onto the naturally light reception rooms. With the focal point of a period style fireplace surround and marble hearth the spacious sitting room is separated by an archway from the adjacent dining room which is ideal for formal entertaining and the generous kitchen features a range of integrated appliances alongside a peninsula breakfast bar. The primary bedroom benefits from a range of bespoke fitted furniture and en suite shower room/WC whilst a further double bedroom is also complemented by modern fitted wardrobes. Completing the accommodation is a bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing.

Externally there is resident and visitor parking and importantly a garage with remotely operated door.

Viewing is highly recommended.

ACCOMMODATION: GROUND FLOOR

RECESSED PORCH

Glazed front door set within matching timber framed side screens. Tiled floor. Recessed LED lighting.

COMMUNAL RECEPTION AREA

Lift and staircase to the upper floors. Recessed LED lighting. Decorative coved cornice.

PRIVATE ENTRANCE HALL

18'8" x 6'7" (5.69m x 2.01m)

Hardwood panelled front door. Storage cupboard with shelving. Deep storage cupboard housing the wall mounted gas central heating boiler and hot water cylinder. Entry phone. Coved cornice. Radiator. Double opening panelled doors to:

SITTING/DINING ROOM

32'1" x 13'9" (9.78m x 4.19m)

Planned to incorporate:

SITTING AREA

Period style fireplace surround with marble insert and hearth. PVCu double glazed window to the front and two to the side. Coved cornice. Radiator. Archway to:

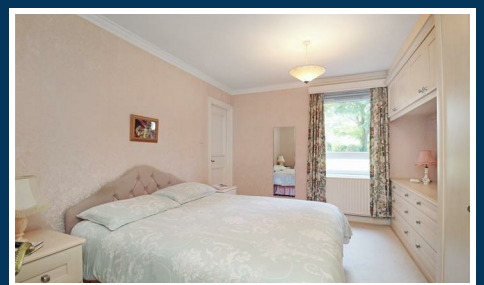
DINING AREA

PVCu double glazed windows to the front and side. Coved cornice. Radiator.

BREAKFAST KITCHEN

12'7" x 9'5" (3.84m x 2.87m)

Fitted with light wood wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Wood effect peninsula breakfast bar. Integrated appliances include an electric oven/grill and four ring gas hob with extractor/light above. Also included is a fridge/freezer, dishwasher and automatic washing machine. Two PVCu double glazed windows to the side. Tile effect flooring. Coved cornice. Radiator.



BEDROOM ONE

13'11" x 10'10" (4.24m x 3.30m)

Fitted with a four door range of beech effect wardrobes containing hanging rails and shelving alongside matching drawers with cupboards above. PVCu double glazed window to the side. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

7'6" x 5'11" (2.29m x 1.80m)

White/chrome pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower. Built-in cabinet with shelving. Tiled walls. Tile effect flooring. Heated towel rail.

BEDROOM TWO

13'5" x 11'2" (4.09m x 3.40m)

Fitted with an oak effect chest of drawers with cupboards above and flanked to both sides by matching wardrobes containing hanging rails and shelving. PVCu double glazed window to the side. Radiator.

BATHROOM/WC

7'6" x 6'8" (2.29m x 2.03m)

Fitted with a white/chrome suite comprising panelled bath, pedestal wash basin and low-level WC. Tiled walls. Tile effect flooring. Heated towel rail.

OUTSIDE

GARAGE

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 we believe the Ground Rent is included in the Service Charge. This should be verified by your Solicitor.

SERVICE CHARGE

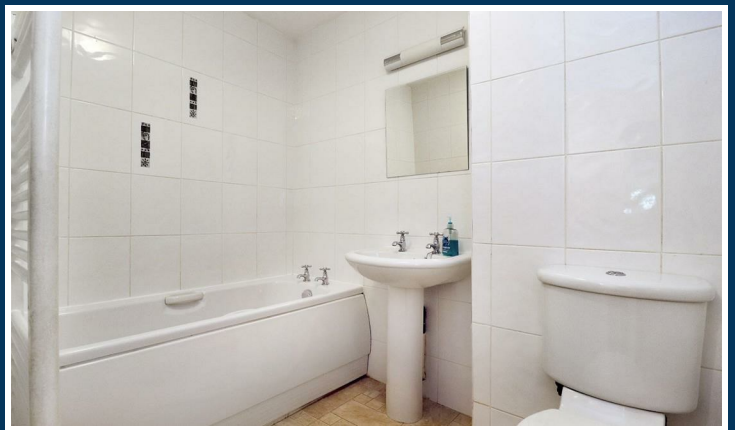
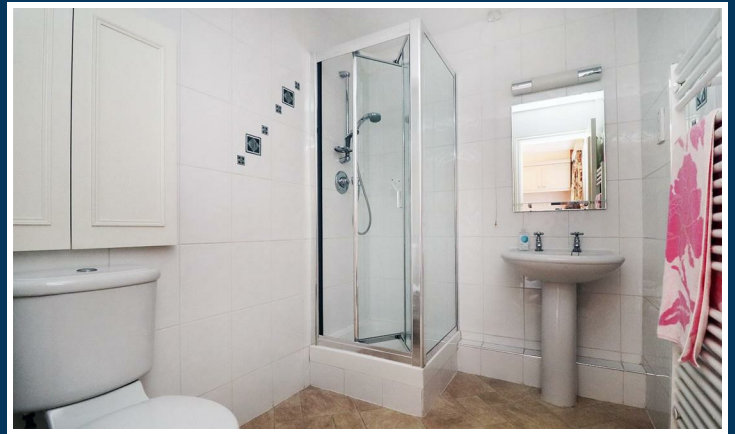
We understand the service charge is £2,690.20 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band E

NOTE

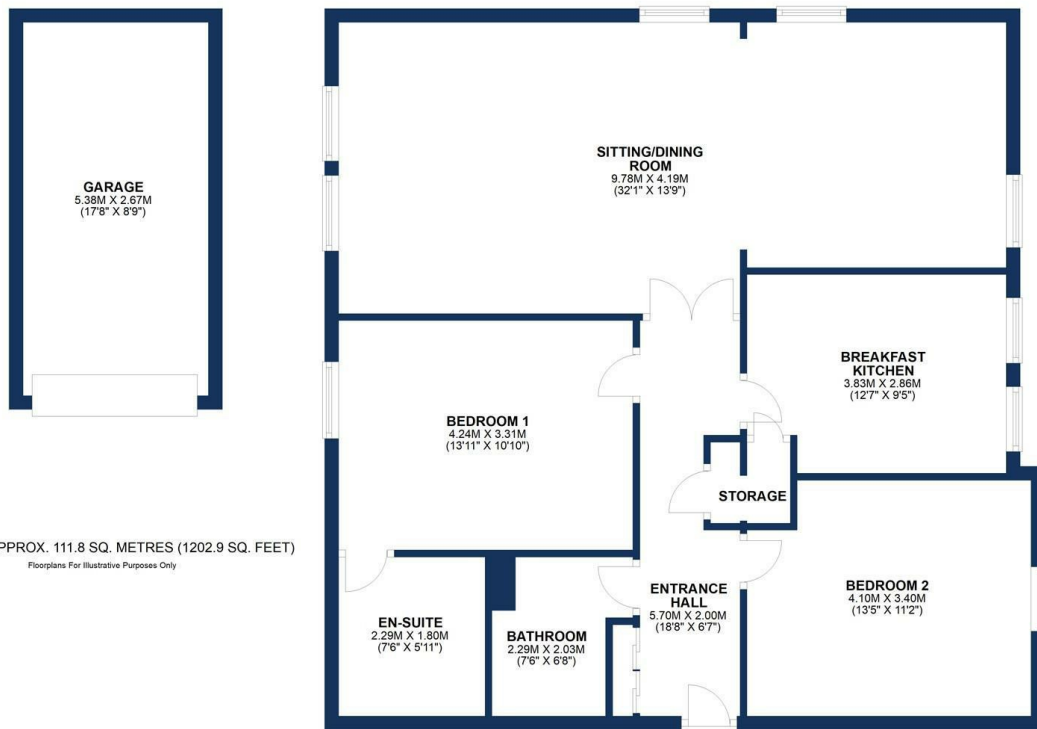
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 111.8 SQ. METRES (1202.9 SQ. FEET)



TOTAL AREA: APPROX. 111.8 SQ. METRES (1202.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM