



2 OLIVIER HOUSE DENMARK STREET | ALTRINCHAM

£279,000

A purpose built ground floor apartment within this popular development positioned adjacent to the award winning shopping centre of Altrincham. The superbly proportioned accommodation briefly comprises communal reception area, private entrance hall, spacious sitting room/dining room, fitted kitchen with integrated appliances, primary bedroom with en suite shower room, further double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Secure parking and easy access to the Metrolink.

POSTCODE: WA14 2WG

DESCRIPTION

Olivier House is a purpose built development constructed to an attractive and traditional design incorporating self contained apartments over four floors. The location is ideal being adjacent to the award winning shopping centre of Altrincham 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 access to the surrounding motorway network.

This superbly proportioned property has the advantage of being positioned at ground floor level and is approached through a secure communal reception area with remote entry phone system.

The private entrance hall has provision for storage and leads onto a sitting/dining room of generous size with wide bay windows on two sides overlooking the well maintained grounds. The adjacent kitchen is fitted with a range of contemporary high gloss units complete with integrated appliances.

The primary suite comprises spacious double bedroom with fitted wardrobes and benefits from an adjoining shower room/WC. There is a further double bedroom and modern bathroom/WC.

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

Externally there is a secure parking area for residents.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Hardwood panelled front door with opaque glazed fanlight window above. Turned spindle balustrade staircase to the upper floors. Individual mail boxes. Coved cornice. Electric radiator.

INNER LOBBY

Serving the four ground floor apartments. Hardwood panelled front door to:

PRIVATE ENTRANCE HALL

Cloaks cupboard with double opening doors containing hanging rail and shelving. Separate storage cupboard with shelving. Entry phone system. Luxury vinyl wood effect flooring. Coved cornice. Radiator.

SITTING/DINING ROOM

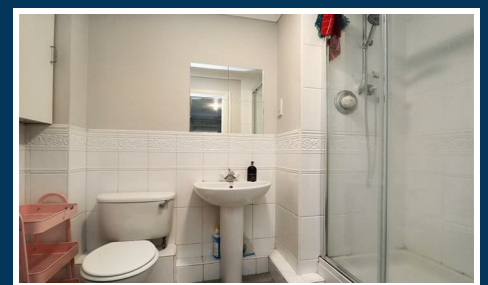
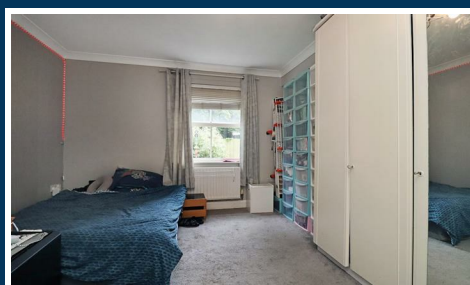
17'10" x 16'4" (5.44m x 4.98m)

Two angular PVCu double glazed bay windows creating a room of above average size. Luxury vinyl wood effect flooring. Coved cornice. Two radiators. Access to:

KITCHEN

10'5" x 8'4" (3.18m x 2.54m)

Fitted with a range of high gloss white wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring induction hob with stainless steel chimney cooker hood, slimline dishwasher and automatic washing machine. Space for a fridge/freezer. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tile effect flooring. Recessed LED lighting. Coved cornice. Radiator.



BEDROOM ONE

13'6" x 11'5" (4.11m x 3.48m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. PVCu double glazed window. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

8'4" x 5'5" (2.54m x 1.65m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic shower. Wall mounted cabinet. Partially tiled walls. Tile effect flooring. Shaver point. Extractor fan. Coved cornice. Chrome heated towel rail.

BEDROOM TWO

10'2" x 8'2" (3.10m x 2.49m)

PVCu double glazed window. Laminate wood flooring. Coved cornice. Radiator.

BATHROOM/WC

8'4" x 7' (2.54m x 2.13m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Tile effect flooring. Extractor fan. Coved cornice. Radiator.

OUTSIDE

Secure 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 125 years and subject to a Ground Rent of £25.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

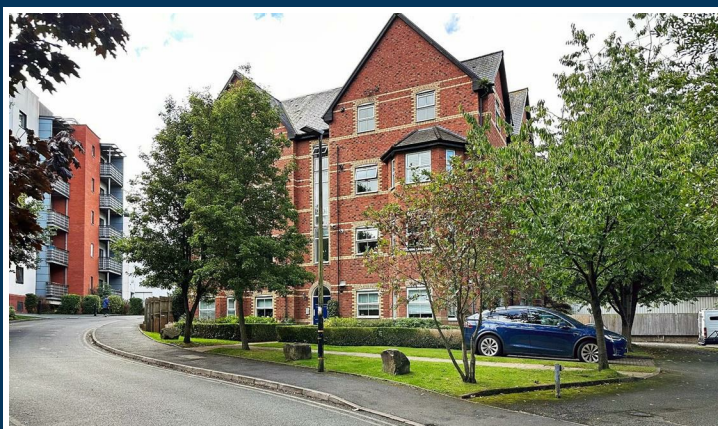
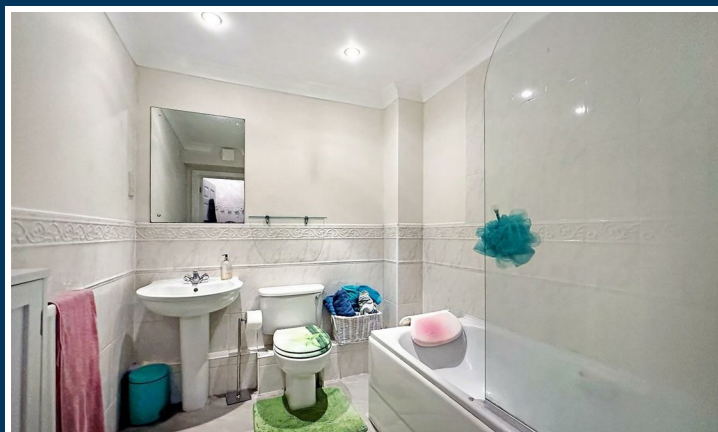
We understand the service charge is currently £1,758.94 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

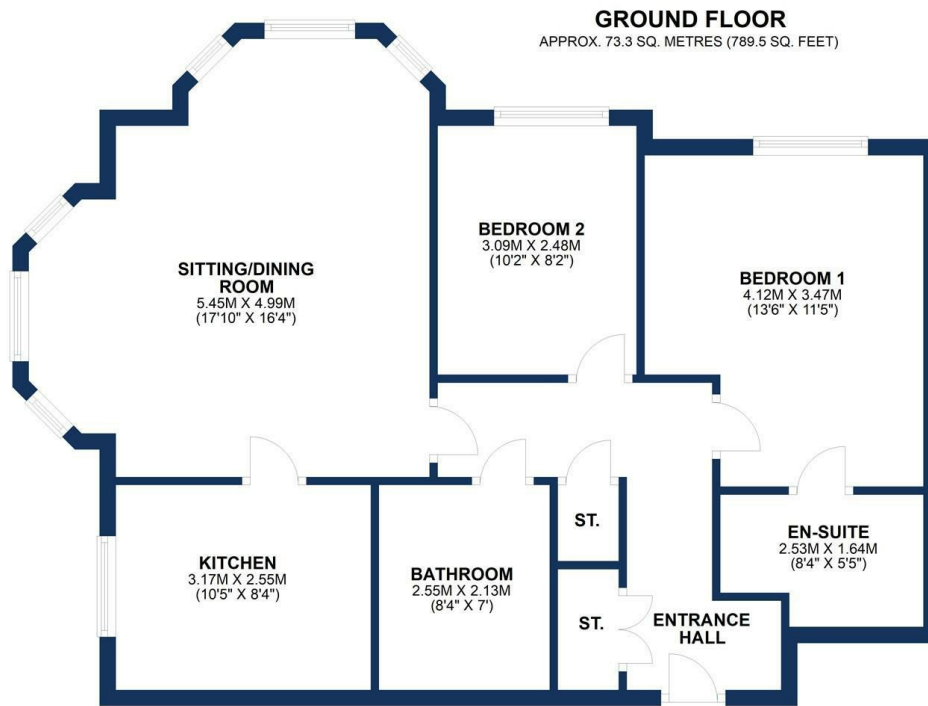
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NOTE

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. 73.3 SQ. METRES (789.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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