



## FLAT 7 LYNTON HOUSE | LYNTON GROVE | TIMPERLEY

£325,000

\*\*\*NO ONWARD CHAIN\*\*\* An immaculate luxury second floor purpose built apartment constructed by Linden Homes and occupying a sought after location within walking distance of Altrincham town centre and Timperley village centre and lying within walking distance of highly regarded primary and secondary schools including Wellington School. The accommodation is well proportioned throughout and approached via a secure communal entrance hall with lift and stairs to all floors. There is a private reception area leading onto the private entrance hall with large storage cupboard and access to all rooms. There is an impressive open plan sitting/dining room with adjacent fitted kitchen with a range of integrated appliances, master bedroom with en-suite shower room/WC, second bedroom and family bathroom/WC. Allocated residents and visitors parking and communal gardens. Viewing is highly recommended.



**POSTCODE: WA15 7GP**

## DESCRIPTION

Lynton House was constructed in 2004 by Linden Homes Ltd and is a stylish and elegant development of just 7 luxury apartments built to the high standards of modern technology yet retaining the features of Victorian craftsmanship.

The main building is approached throughout a hardwood door leading to the foyer via an audio video entry system and there are both staircase and lift to upper floors.

The apartment is located towards the front of the building on the second floor and features a private reception area leading onto the generously proportioned entrance hall with fitted storage. Double doors then lead onto an impressive open plan sitting/dining room with views towards Timperley Sports Club and with an adjacent fitted kitchen with a comprehensive range of light wood units and a range of integrated appliances. The master bedroom benefits from an en-suite shower room/WC and there is a further double bedroom serviced by the main bathroom/WC.

There is allocated residents and visitors parking within the grounds. The grounds themselves are laid mainly to lawn with mature hedge borders and trees and the building overlooks Timperley Sports Club and Altrincham Municipal Golf Course to the front.

The location is ideal being about 1/2 mile distant from the comprehensive market town of Altrincham where there is a Metrolink commuter service into Manchester. The property is also well placed being within the catchment area of highly regarded primary and secondary schools and particularly within walking distance of Wellington School.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

Lift and stairs to all floors.

### SECOND FLOOR

#### PRIVATE RECEPTION AREA

**8'3" x 5'6" (2.51m x 1.68m)**

With electric heater. Velux window to the side.

#### ENTRANCE HALL

**13'6" x 9'1" (4.11m x 2.77m)**

With hardwood front door. Radiator. Video entry system. Loft access hatch. Cloaks cupboard.

#### SITTING/DINING ROOM

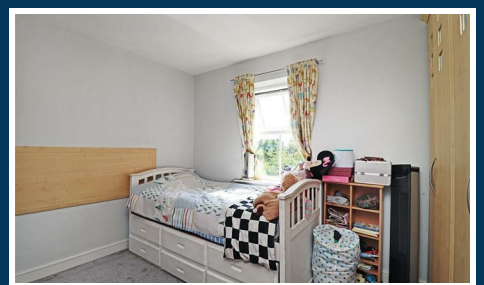
**18'8" x 15'9" (5.69m x 4.80m)**

Accessed via double doors from the hallway and with two PVCu double glazed windows to the front and one to the side. Television aerial point. Telephone point. Two radiators. Opening to:

#### KITCHEN

**9'2" x 9'0" (2.79m x 2.74m)**

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer, dishwasher and washing machine. Two PVCu double glazed windows to the side. Tiled splashback. Recessed low voltage lighting.



## BEDROOM 1

17'1" x 12'2" (5.21m x 3.71m)

With PVCu double glazed windows to the front and side. Fitted wardrobes and dressing table. Television aerial point. Telephone point. Radiator.

## EN-SUITE

6'7" x 6'5" (2.01m x 1.96m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Part tiled walls. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## BEDROOM 2

11'5" x 9'3" (3.48m x 2.82m)

With PVCu double glazed window to the side. Fitted wardrobe and drawers. Radiator. Television aerial point. Telephone point.

## BATHROOM

9'7" x 5'6" (2.92m x 1.68m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Tiled splashback. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Airing cupboard housing combination gas central heating boiler.

## OUTSIDE

To the front of the development there is an allocated parking space and additional visitors parking.

The gardens are laid mainly to lawn with mature hedge boundaries.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE:

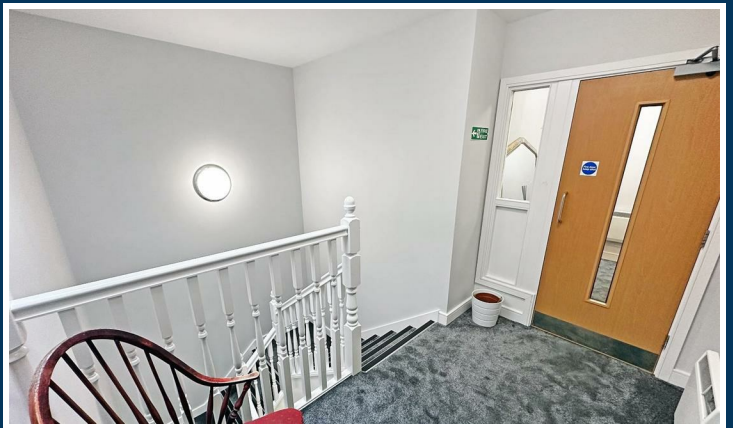
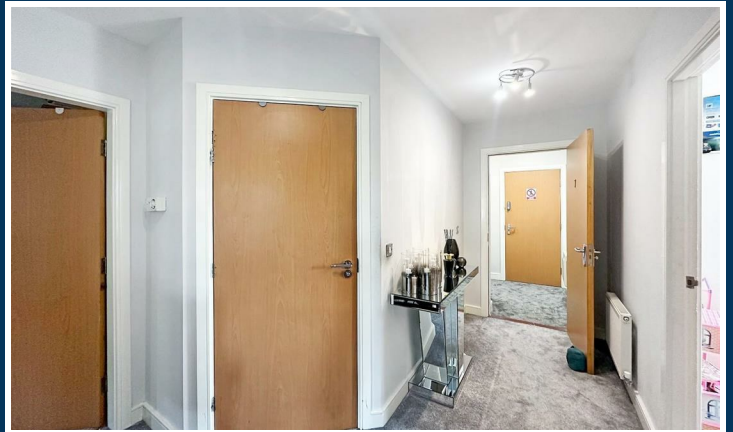
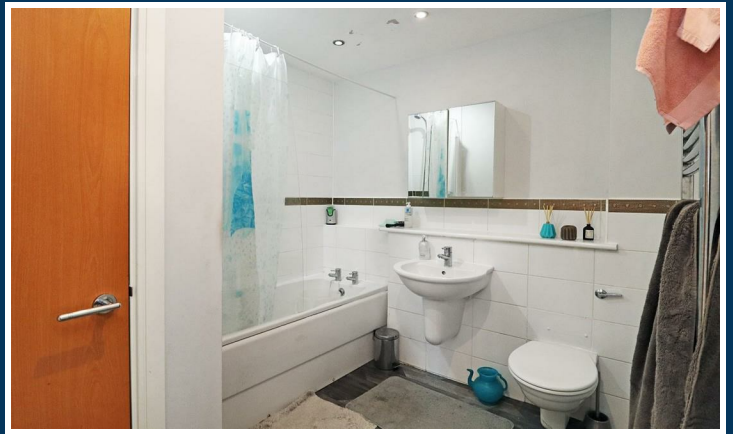
We are informed the property is held on a Leasehold basis for the residue of a 999 year term. from June 2004. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the service charge is currently approximately £1200 pa and includes heating, cleaning and lighting of common parts and buildings insurance and grounds maintenance.

## NOTE:

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

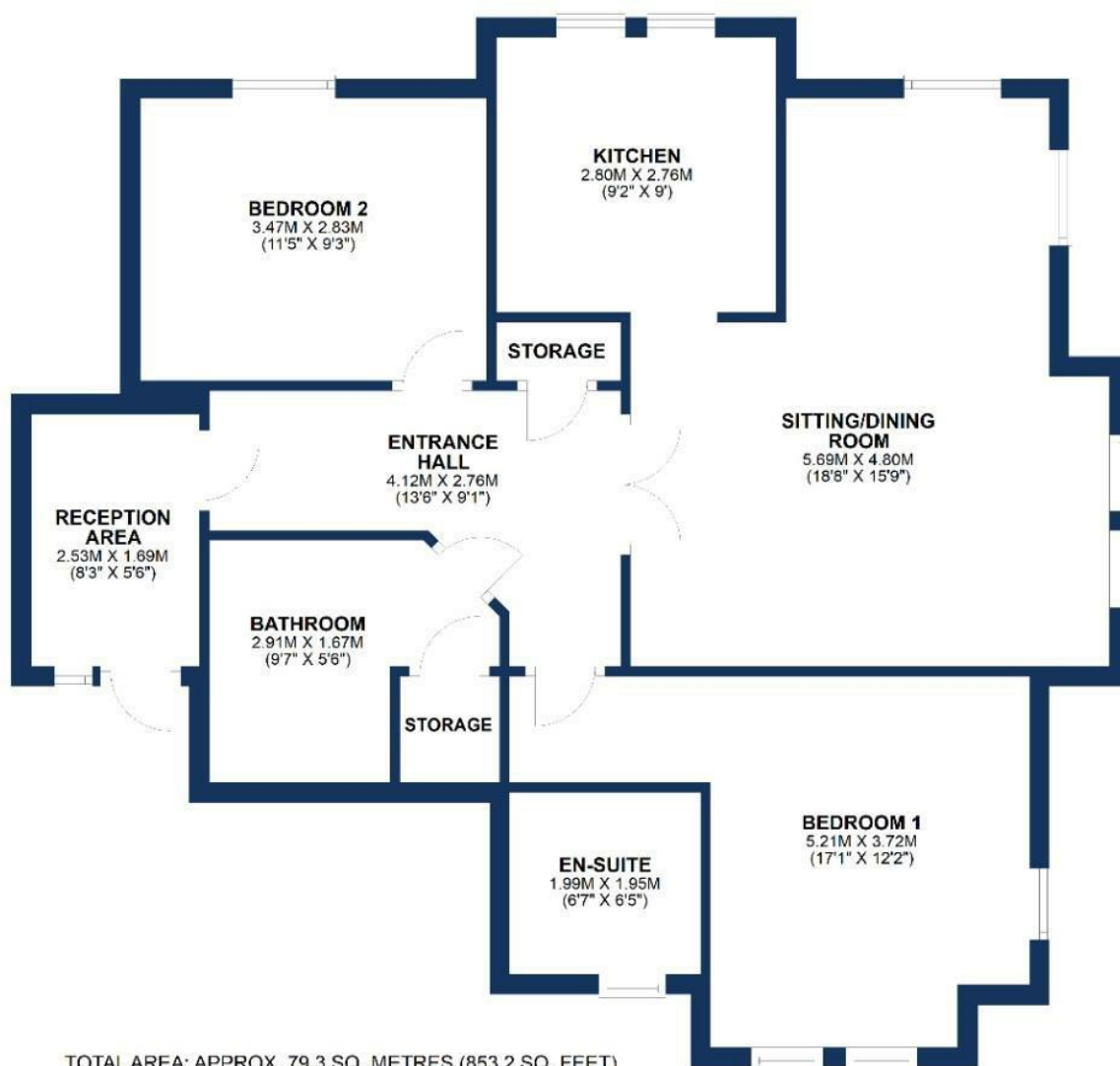


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## SECOND FLOOR

APPROX. 79.3 SQ. METRES (853.2 SQ. FEET)



TOTAL AREA: APPROX. 79.3 SQ. METRES (853.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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