



## 2 DUNHAM LAWN BRADGATE ROAD | ALTRINCHAM

£450,000

A superbly presented and proportioned ground floor apartment within this ever popular location with beautiful communal gardens which need to be seen to be appreciated. The accommodation briefly comprises communal entrance hall, private entrance hall with storage and separate laundry room plus external utility within the hallway, large sitting room with door to the balcony which leads onto the lawned gardens, dining kitchen fitted with a modern range of units, master bedroom with en-suite shower room/WC plus second double bedroom serviced by the shower room/WC. Externally there is a tandem garage with remote door and as previously mentioned the communal grounds are a particular feature. Viewing is highly recommended.



POSTCODE: WA14 4QJ

## DESCRIPTION

Dunham Lawn is an exclusive development of apartments surrounded and screened by mature treelined grounds.

The accommodation is approached via a secure communal entrance hall which leads onto the private entrance hall. The entrance hall has access to a large storage cupboard plus separate laundry room. Towards the rear a large sitting room which overlooks the attractive communal grounds and has a door to the private balcony which opens onto the communal lawns. Also towards the rear of the accommodation is a separate dining kitchen fitted with a comprehensive range of modern grey units and there is ample space for a dining suite.

The principle bedroom benefits from an en-suite bathroom/WC and there is a second double bedroom serviced by the shower room/WC. There is also the added benefit of a useful utility room accessed by the communal hallway.

Externally as previously mentioned there are extensive lawned communal gardens screened by a variety of mature trees and there is ample residents and visitors parking plus access to a tandem garage with remote up and over door.

The location is ideal being adjacent to Dunham Forest Golf Course and with Altrincham town centre a little further distant.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

#### PRIVATE ENTRANCE HALL

62'4" x 19'8" x 22'11" (9'10" x 7'3")

With access to a separate storage area plus adjacent laundry room.

#### SITTING ROOM

22'0" x 14'11" (6.71m x 4.55m)

With picture window overlooking the communal gardens and door leading to a private covered balcony with access directly onto the garden. Ceiling cornice. Underfloor heating. Television aerial point. Telephone point.

#### DINING KITCHEN

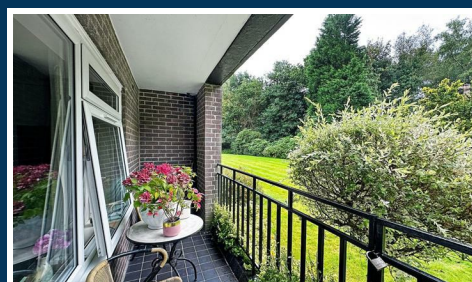
17'3" x 13'1" (5.26m x 3.99m)

Fitted with a comprehensive range of modern wall and base units with granite work surface over incorporating a sink unit. Integrated appliances. Tiled floor. Ample space for dining suite. Television aerial point. Ceiling cornice. PVCu double glazed windows to the side and rear.

#### BEDROOM I

17'8" x 14'8" (5.38m x 4.47m)

With fitted wardrobes and matching dressing table. Window overlooking the balcony with communal gardens beyond. Ceiling cornice. Underfloor heating.





## EN-SUITE

6'10" x 6'9" (2.08m x 2.06m)

Fitted with a modern white suite with chrome fittings comprising panelled bath, vanity wash basin and WC. Tiled walls. Recessed low voltage lighting. Extractor fan.

## BEDROOM 2

11'0" x 10'6" (3.35m x 3.20m)

With PVCu double glazed window to the side. Underfloor heating.

## SHOWER ROOM

6'7" x 5'4" (2.01m x 1.63m)

Again with a white suite with chrome fittings comprising corner tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Extractor fan.

## OUTSIDE

### GARAGE

32'11" x 9'2" (10.03m x 2.79m)

Externally the grounds incorporate residents and visitors parking and access to the garage. Towards the rear and accessed via the balcony are delightful communal lawned gardens screened by a variety of mature trees and enjoying a high degree of privacy.

### SERVICES

Mains water, electricity and drainage are connected.

### POSSESSION:

Vacant possession upon completion.

### COUNCIL TAX

Band "E"

### TENURE:

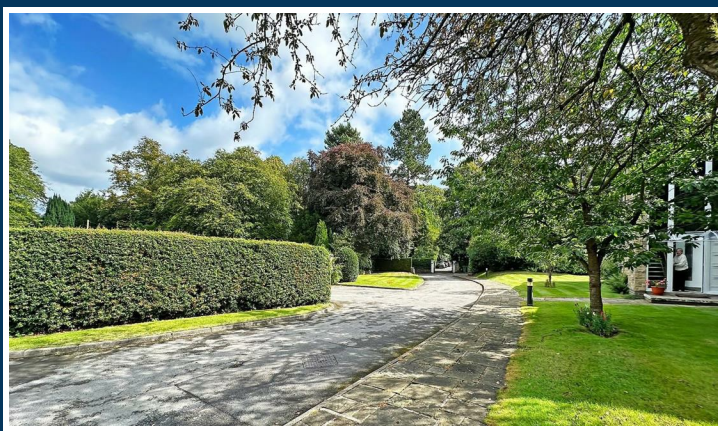
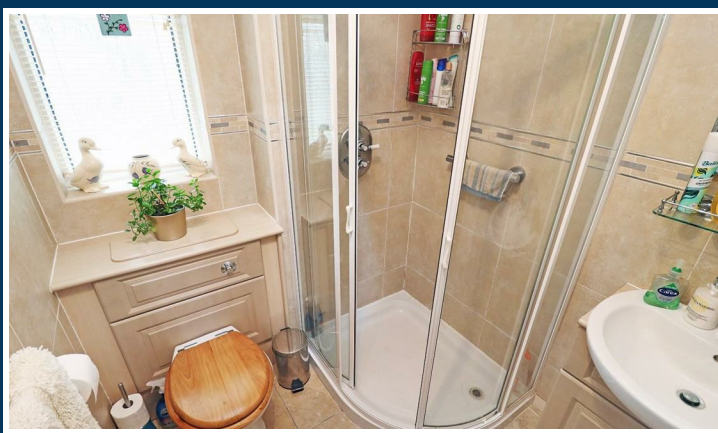
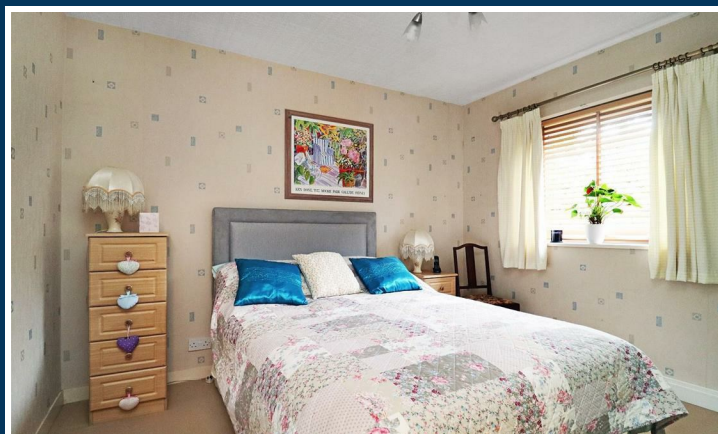
We are informed the property is held on a Leasehold basis for the residue of a 999 year lease from 23/06/1969. This should be verified by your Solicitor.

### SERVICE CHARGE

Currently the service charge payable is approximately £200.00 per calendar month (£2,400.00 per annum). Full details will be provided by our clients Solicitor.

### NOTE:

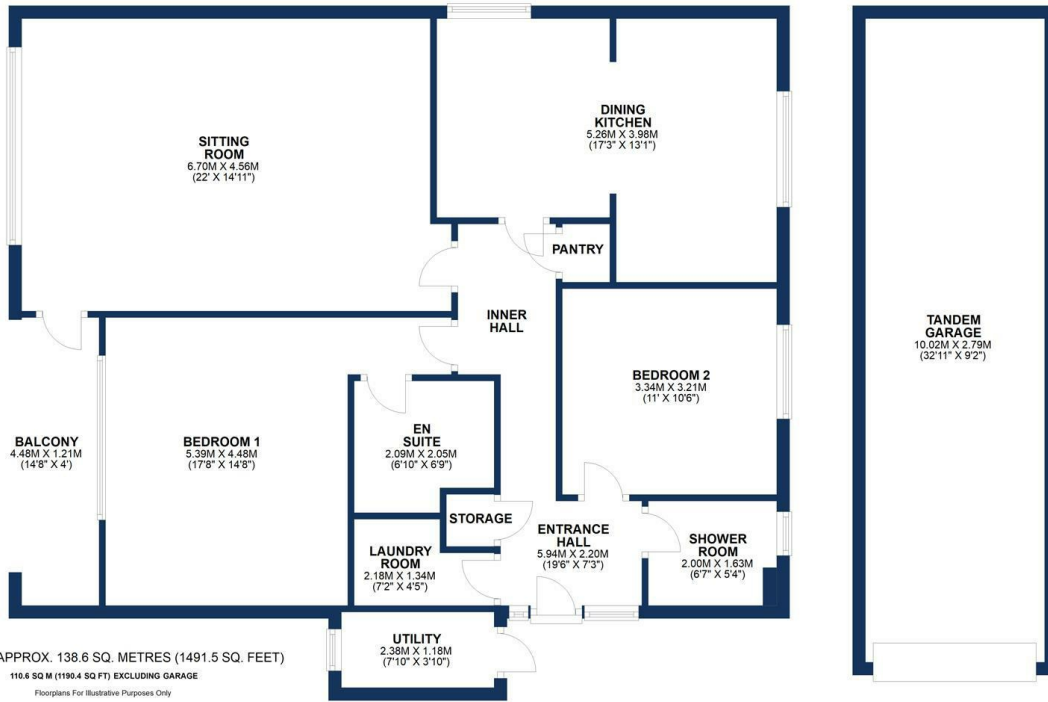
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 138.6 SQ. METRES (1491.5 SQ. FEET)



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