

## APARTMENT 8 OAKFIELD COURT WELLINGTON ROAD | TIMPERLEY

OFFERS OVER £280,000

\*\*\*NO ONWARD CHAIN\*\*\* Having undergone a complete programme of modernisation this superbly presented and proportioned ground floor apartment has access onto the delightful communal gardens and needs to be seen to be appreciated. The location is ideal being within walking distance of Navigation Road Metrolink station and within easy reach of Altrincham town centre. The accommodation briefly comprises secure communal entrance hall, private entrance hall, large sitting/dining room with adjacent newly installed fitted kitchen, two bedrooms and contemporary shower room/WC. Residents and visitors parking. Allocated garage. Attractive communal gardens screened by mature trees.

POSTCODE: WA15 7RF

## DESCRIPTION

Set well back from the carriageway the apartment building stands within mature grounds incorporating a tarmac driveway providing off road parking for residents and visitors and access to the garages. The apartment benefits from a single garage and there are attractive lawned gardens to the front surrounded by well stocked borders and screened by a variety of mature trees. The accommodation has been completely renovated throughout and is beautifully presented and superbly proportioned. Approached via a secure communal entrance hall the private entrance hall leads onto all rooms. There is an impressive open plan sitting/dining room which has access to a patio seating area with the delightful communal gardens beyond. Off the sitting room is a newly installed fitted kitchen with a comprehensive range of white high gloss units. The accommodation is completed by two double bedrooms and the contemporary shower room/WC fitted with a white suite with chrome fittings.

The location is ideal being about 1/2 mile distant from the comprehensive market town of Altrincham and there is the Metrolink commuter service into Manchester available at Navigation Road Metrolink station. Ideally located being within the catchment area of highly regarded primary and secondary schools and with Wellington School within easy walking distance.

A superbly finished apartment that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to first floor.

#### PRIVATE ENTRANCE HALL

Glass panelled front door. Radiator.

#### SITTING/DINING ROOM

**20'10" x 13'10" (6.35m x 4.22m)**

A superb reception room with ample space for living and dining suites. PVCu double glazed double doors lead onto a patio seating area with delightful communal lawned gardens beyond. Two radiators. Television aerial point. Telephone point. Wall mounted electric fire. Ceiling cornice.

#### KITCHEN

**10'11" x 10'6" (3.33m x 3.20m)**

Fitted with a newly installed white high gloss kitchen with wall and base units with quartz style work surface incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Space for fridge freezer and plumbing for washing machine. Tiled splashback. PVCu double glazed window overlooking the garden. Recessed low voltage lighting. Cupboard housing new Glow Worm gas central heating boiler.

#### BEDROOM 1

**13'10" x 12'7" (4.22m x 3.84m)**

PVCu double glazed window to the rear. Radiator.



## BEDROOM 2

11'0" x 7'5" (3.35m x 2.26m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

10'9" x 6'0" (3.28m x 1.83m)

Fitted with a contemporary white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

The apartment benefits from a single garage and ample off road parking for visitors. Communal gardens are laid mainly to lawn with well stocked flowerbeds and screened by a variety of mature trees.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## TENURE

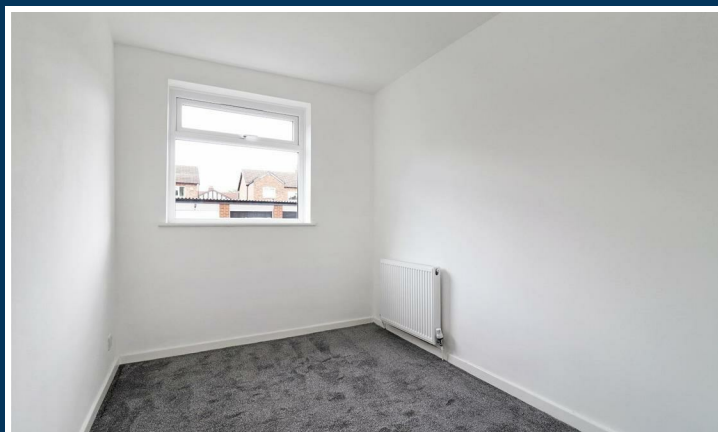
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/11/1977 and subject to Ground rent of approximately £12.50 paid every 6 months. This should be verified by your Solicitor.

## SERVICE CHARGE

Currently set at £80 pcm and includes maintenance of the gardens and building exterior, window cleaning, heating and lighting of common parts. 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. 70.3 SQ. METRES (756.4 SQ. FEET)



TOTAL AREA: APPROX. 70.3 SQ. METRES (756.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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