



## 14 NEW COPPER MOSS | ALTRINCHAM

£235,000

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly proportioned ground floor apartment forming part of this attractive development in a sought after residential location within easy reach of Hale village and Altrincham town centre with the Metrolink commuter service into Manchester. The accommodation briefly comprises secure communal entrance hall, private reception vestibule leading onto an L-shaped entrance hall with built-in utility cupboard, dual aspect open plan living/dining room and fitted kitchen with integrated appliances, master bedroom with en suite shower room/WC, further double bedroom with built-in wardrobes and bathroom/WC. Allocated parking.

**POSTCODE: WA15 8EG**

## DESCRIPTION

New Copper Moss is a development of apartments constructed by Redrow Homes in 2004 to an attractive design and standing in well tended communal grounds which incorporate resident parking combined with delightful gardens and well planned seating areas.

PVCu double glazing has been installed together with electric heating and the property requires cosmetic updating presenting an ideal opportunity to remodel to individual taste.

The accommodation is spacious throughout and importantly has the added advantage of views toward Stamford Park. The open plan living/dining kitchen is superbly proportioned and the kitchen area is fitted with a range of integrated appliances and peninsula breakfast bar. There are two excellent bedrooms, the primary benefiting from an en suite shower room/WC and an additional double bedroom with built-in wardrobes is served by the tiled bathroom/WC.

The location is ideal being approximately half a mile distant from both the vibrant village of Hale and Altrincham town centre with its highly popular Market Quarter that 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. Importantly the property lies within the catchment area of highly regarded primary and secondary schools. In addition, one hundred yards to the south is Stamford Park with tennis courts and recreation areas.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Staircase to the upper levels. Access to the parking area and front of the property.

#### PRIVATE ENTRANCE VESTIBULE

Approached through a hardwood front door. Space for hanging coats and jackets.

#### ENTRANCE HALL

A spacious L-shaped reception area with built-in utility cupboard with plumbing for an automatic washing machine/tumble dryer and housing the hot water cylinder. PVCu double glazed window to the rear. Electric heater.

#### LIVING/DINING KITCHEN

**25'5" x 13'11" (7.75m x 4.24m)**

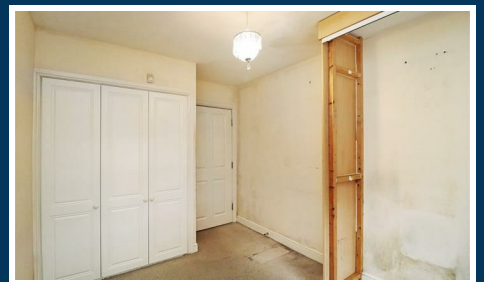
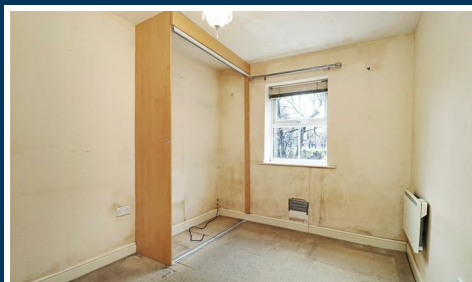
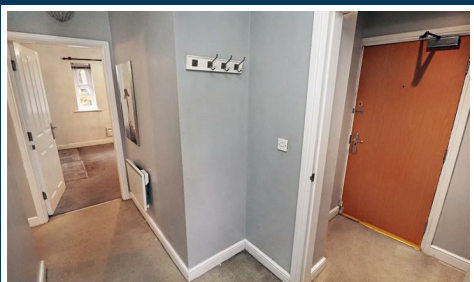
Planned to incorporate:

#### LIVING/DINING AREA

Ample space for both seating and dining. PVCu double glazed window to the front. Video entry phone. Coved cornice. Electric heater.

#### KITCHEN

Fitted with a range of beech effect 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. Peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, four ring electric hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. PVCu double glazed window to the rear. Wood effect flooring. Electric heater.



## BEDROOM ONE

11'8" x 10'1" (3.56m x 3.07m)

Two double glazed windows to the front. Electric heater.

## EN SUITE SHOWER ROOM/WC

6'2" x 5'8" (1.88m x 1.73m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Partially tiled walls. Extractor fan. Wall mounted convector heater. Chrome heated towel rail.

## BEDROOM TWO

11'8" x 8'10" (3.56m x 2.69m)

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Electric heater.

## BATHROOM/WC

8' x 6'6" (2.44m x 1.98m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Extractor fan. Wall mounted convector heater. Chrome heated towel rail.

## OUTSIDE

Allocated parking space.

## SERVICES

Mains water, electricity and drainage 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 from 1st July 2004 and subject to a Ground rent of £150.00 per annum. This should be verified by your solicitor.

## SERVICE CHARGE

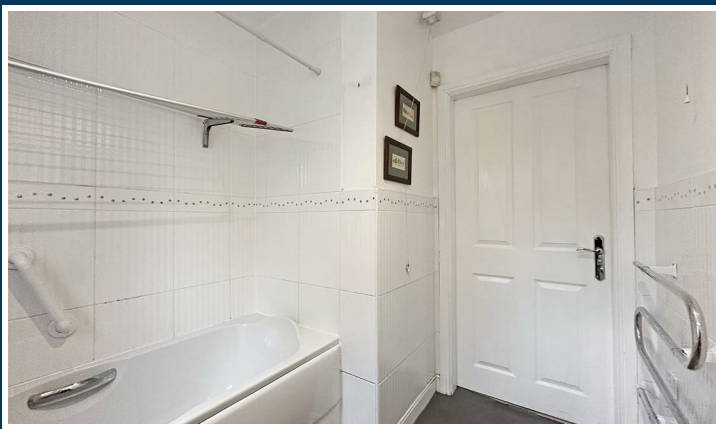
We understand the service charge is approximately £1,269.10 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

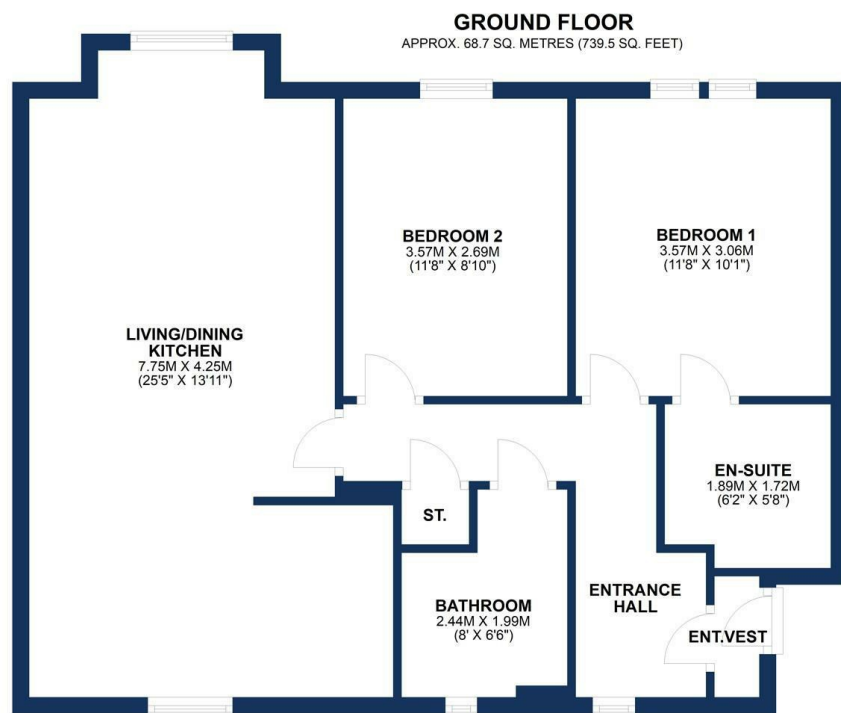
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## NOTE

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. 68.7 SQ. METRES (739.5 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