



28 ST. JAMES COURT | ALTRINCHAM

£230,000

A superbly presented ground floor apartment in an ideal location with private entrance and allocated parking. The well proportioned accommodation briefly comprises private entrance vestibule, sitting/dining room with feature fireplace, fitted kitchen with integrated appliances, spacious master bedroom, generous single bedroom and modern bathroom/WC. Gas fired central heating and double glazing. Resident and visitor parking. Well tended communal grounds. Within close proximity of the award winning town centre.

POSTCODE: WA15 8FG

DESCRIPTION

Set well back from the carriageway this modern ground floor apartment is situated in an ideal location being within a few hundred yards of the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. In addition, the Metrolink station provides a commuter service into Manchester and the surrounding areas.

The superbly presented accommodation has been improved by the current owners and is tastefully decorated throughout with the benefit of gas fired central heating and double glazing.

Unusually with individual access rather than communal, a private entrance vestibule provides ample space for hanging coats and jackets. With the focal point of an attractive period style fireplace surround, the well proportioned reception room can be arranged to create space for both seating and dining. An adjacent fitted kitchen benefits from oak effect units and a range of integrated appliances.

The inner hall with storage cupboard leads onto the primary bedroom which features fitted furniture and built-in storage. In addition, there is a generous single bedroom with fitted wardrobes and a modern bathroom/WC with white suite and chrome fittings.

There is allocated parking and ample visitors parking within the development alongside well maintained communal grounds.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Opaque glazed/panelled hardwood front door. Space for hanging coats and jackets. Laminate wood flooring. Radiator.

SITTING/DINING ROOM

14'7" x 10'3" (4.45m x 3.12m)

Decorative fireplace with period style surround, marble insert and marble hearth. Ample space for both seating and dining. Timber framed double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

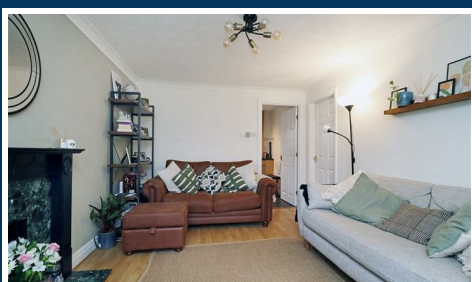
KITCHEN

10'3" x 7'10" (3.12m x 2.39m)

Fitted with a range of oak effect wall and base units beneath granite effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob with stainless steel chimney cooker hood above. Space for a fridge/freezer. Recess for a dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Two timber framed double glazed windows to the rear. Tiled floor. Recessed LED lighting. Radiator.

INNER HALLWAY

Built-in storage cupboard with shelving. Laminate wood flooring.



BEDROOM ONE

12'8" x 9'2" (3.86m x 2.79m)

Fitted with three door range of fitted wardrobes containing hanging rails and shelving. Built-in storage cupboard. Timber framed double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM TWO

9'9" x 6'7" (2.97m x 2.01m)

Two tall timber framed double glazed windows to the rear. Fitted wardrobes containing hanging rails and shelving. Radiator.

BATHROOM/WC

6'3" x 6'2" (1.91m x 1.88m)

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 timber framed double glazed windows to the rear. Tiled floor. Shaver point. Extractor fan. Radiator.

OUTSIDE

Allocated resident and visitor 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 999 years and subject to a Ground Rent of £100.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

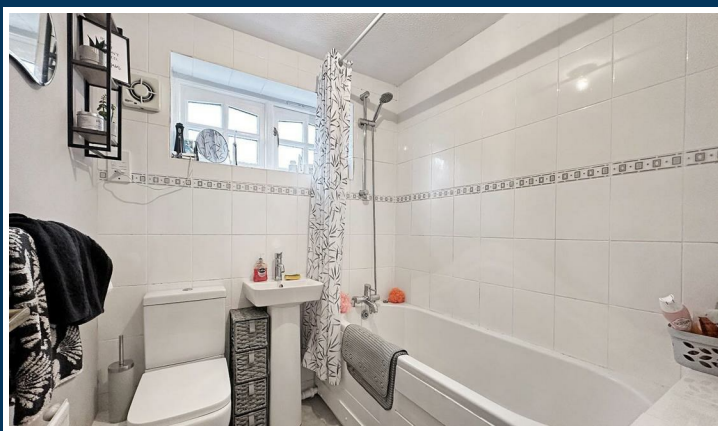
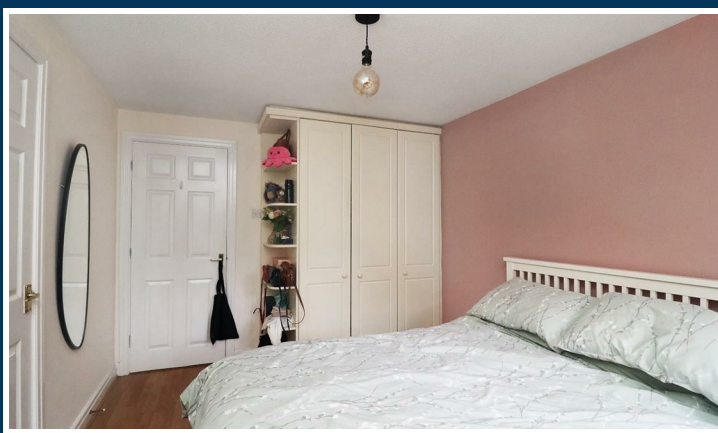
We understand the service charge is approximately £1,668.00 per annum (£139.00 per calendar month). This includes, cleaning and lighting of common parts, window cleaning, maintenance of the grounds and Buildings Insurance. Full details will be provided by our client's solicitor.

COUNCIL TAX

Band C

NOTE

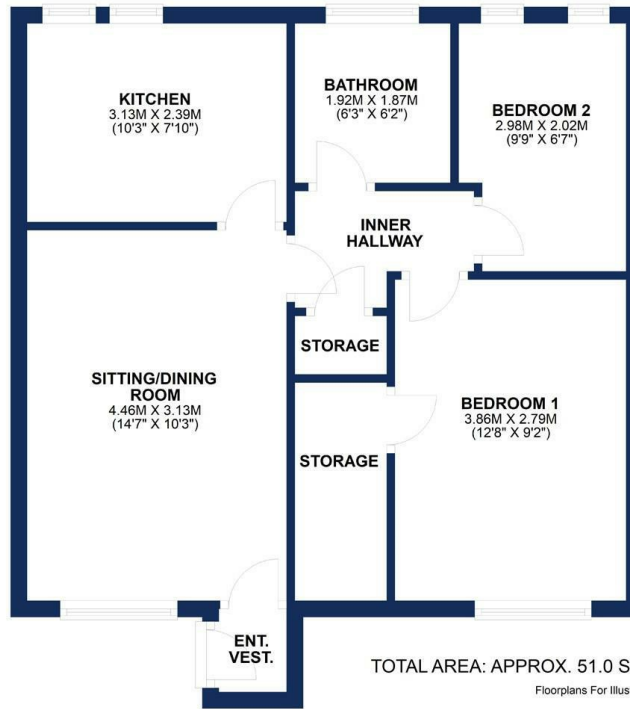
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 51.0 SQ. METRES (549.1 SQ. FEET)



TOTAL AREA: APPROX. 51.0 SQ. METRES (549.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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