



APARTMENT 64 6 ROMANA SQUARE | TIMPERLEY

£230,000

NO ONWARD CHAIN A superb second floor apartment ideally situated within the development with views over the communal gardens to the rear. The accommodation briefly comprises secure communal entrance hall, open plan living dining kitchen with a range of integrated appliances and breakfast bar, master bedroom with en-suite shower room/WC, second double bedroom and bathroom /WC. Secure residents and visitors parking. Communal gardens plus concierge and gym/spa. Viewing is highly recommended.

POSTCODE: WA14 5QG

DESCRIPTION

Romana Square was constructed by Linden Homes Ltd and is a stylish and elegant development built to the high standard of modern technology and benefits from a concierge service and gym/spa. The development is approached via electric wrought iron gates and there is allocated parking for each apartment and ample visitors parking. There is secure video entry system into the apartment building. The property offers well proportioned accommodation presented to a high standard and features an impressive open plan living dining kitchen with range of integrated appliances and with double glazed sliding doors to balcony which overlooks the communal gardens to the rear. The master bedroom benefits from an en-suite shower room/WC and a second double bedroom is serviced by the main bathroom/WC.

The location is ideal being approximately 1 mile distant from the village centre of Timperley and approximately 1 1/2 miles distant from the more comprehensive town of Altrincham. Timperley Metrolink station provides a commuter service into Manchester and is a short walk away from the development. The property is also well placed for access to surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Secure communal entrance hall. With stairs to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

With hardwood front door. Radiator. Storage cupboard housing hot water system. Video entry system.

OPEN PLAN LIVING DINING KITCHEN

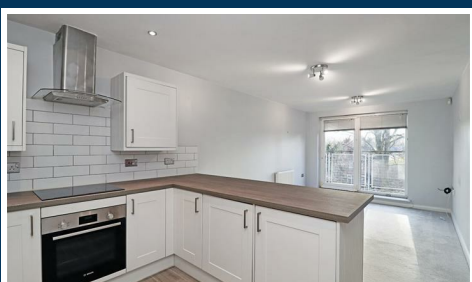
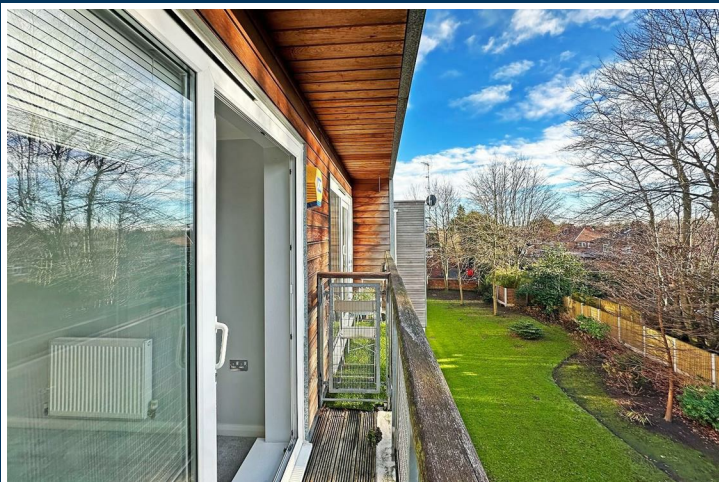
23'5" x 13'2" (7.14m x 4.01m)

Fitted with a comprehensive range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer plus breakfast bar. Integrated Bosch oven/grill and four ring electric hob. Stainless steel extractor hood. Integrated fridge freezer and dish washer. Recessed low voltage lighting. Tiled splashback. Ample space for living and dining suites. Sliding PVCu double glazed doors to balcony. Television aerial point. Telephone point. Two radiators.

BEDROOM I

14'0" x 10'1" (4.27m x 3.07m)

PVCu double glazed window to the rear. Radiator. Television aerial point. Telephone point.



EN-SUITE

7'4" x 6'2" (2.24m x 1.88m)

With a modern white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Part tiled walls. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

14'0" x 8'1" (4.27m x 2.46m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'7" x 7'1" (2.31m x 2.16m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Part tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

The development is approached via secure remote gates and there is ample residents and visitors allocated parking. Communal gardens.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

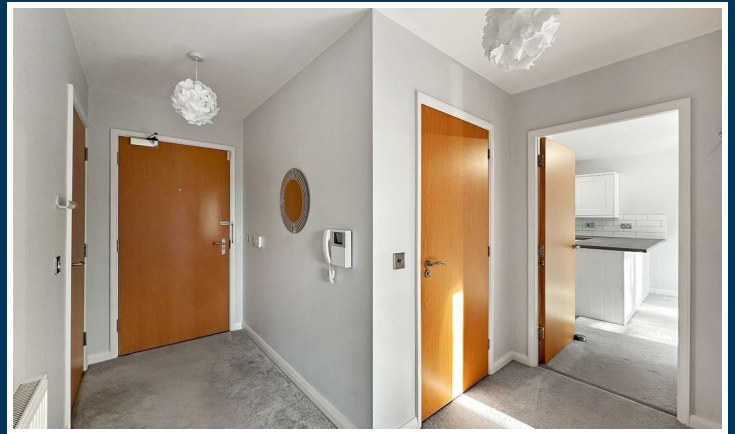
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 31/01/2005 and subject to a Ground Rent of approximately £235.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the service charge is approximately £150.00 pcm which includes cleaning, heating and lighting of common parts, grounds maintenance and buildings insurance. Full details will be provided by our clients Solicitor.

NOTE

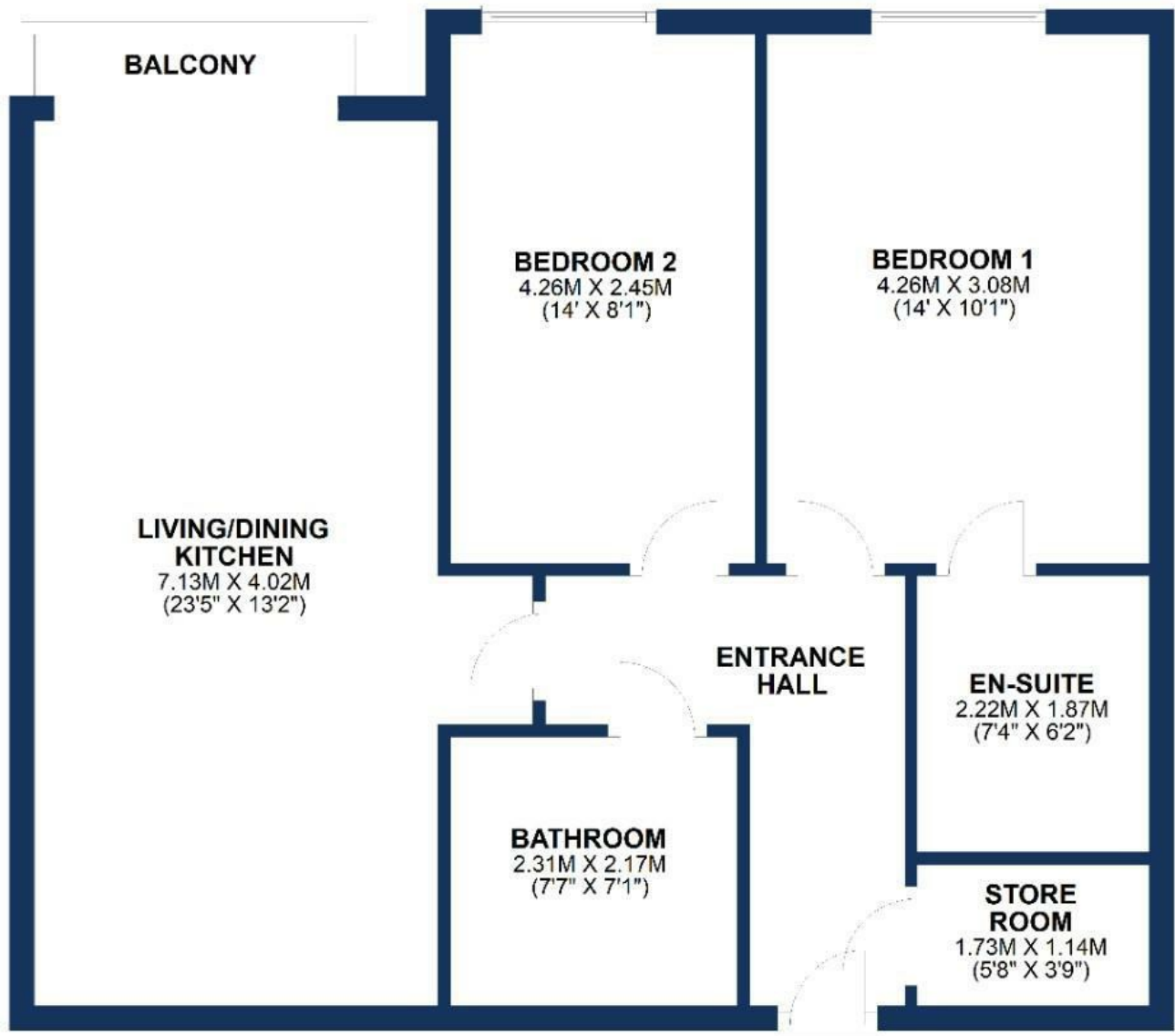
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

SECOND FLOOR

APPROX. 69.2 SQ. METRES (744.3 SQ. FEET)



TOTAL AREA: APPROX. 69.2 SQ. METRES (744.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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