



## APARTMENT 11 68 WELDON ROAD | ALTRINCHAM

£240,000

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

A superbly presented second floor apartment in an ideal location close to Altrincham town centre and John Leigh Park and within easy reach of the Metrolink station at Navigation Road. The accommodation briefly comprises secure communal reception area, private entrance hall with built-in storage cupboard, full depth open plan living/dining kitchen, primary bedroom with en suite shower room/WC, further double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Allocated parking for residents plus visitor parking and communal gardens.



**POSTCODE: WA14 4HG**

## DESCRIPTION

Weldon Road forms part of a popular residential area and the position is ideal being approximately a ½ mile distance from 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. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The property also lies within the catchment area of highly regarded primary and secondary schools. Furthermore, five hundred yards to the south is John Leigh Park with tennis courts and recreation areas and an additional Metrolink station is available at Navigation Road.

The well presented accommodation is approached via a secure communal reception area with stairs to the second floor. The private entrance hall is spacious in addition to a built-in storage cupboard and provides access to all rooms. The superb open plan living space includes a kitchen fitted with a comprehensive range of units and integrated appliances alongside space for a dining table and sitting area with contemporary fireplace and delightful views across the tree lined grounds.

The well proportioned primary bedroom benefits from a range of fitted furniture and well appointed en suite shower room/WC. In addition to a further double bedroom and modern bathroom/WC.

Resident and visitor parking is allocated within the development and there are also communal gardens laid mainly to lawn with a variety of surrounding mature trees combining to create an attractive setting.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure entry system. Staircase to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

A spacious reception area approached through a hardwood front door. Large storage cupboard. Cupboard housing the hot water system. Laminate wood flooring. Recessed LED lighting. Coved cornice. Radiator.

#### LIVING/DINING KITCHEN

**22'3" x 12'10" (6.78m x 3.91m)**

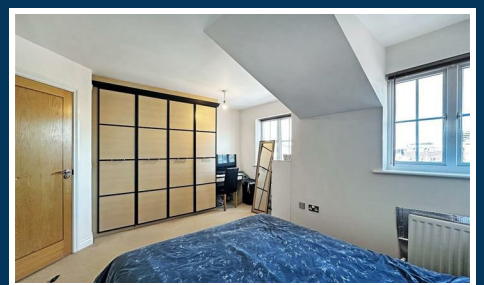
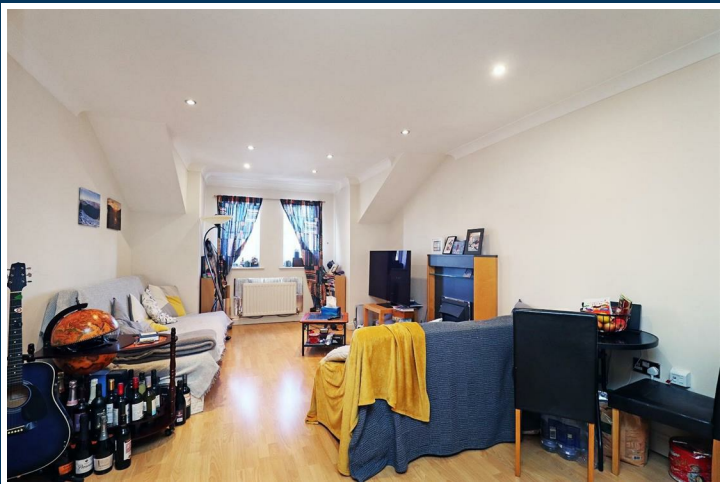
Planned to incorporate:

#### LIVING/DINING AREA

With the focal point of a contemporary fireplace surround and coal/flame effect electric fire framed in chrome. Two PVCu double glazed windows overlooking the communal gardens. Laminate wood flooring. Recessed LED lighting. TV/FM aerial point. Telephone point. Coved cornice. Radiator.

#### KITCHEN

Fitted with light wood wall and base units beneath granite effect heat resistant work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring electric hob with stainless steel chimney cooker hood above, fridge/freezer, slimline dishwasher and automatic washing machine. Tiled floor. Recessed LED lighting. Coved cornice. Radiator.



## BEDROOM ONE

15'6" x 14'5" (4.72m x 4.39m )

An excellent primary bedroom with a four door range of fitted wardrobes containing hanging rails and shelving plus matching dressing table. Two PVCu double glazed windows to the rear. Television aerial point. Telephone point. Coved cornice. Two radiators.

## EN SUITE SHOWER ROOM/WC

7'2" x 6' (2.18m x 1.83m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Shower enclosure with marble effect panelled walls and thermostatic shower. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

9'2" x 6'10" (2.79m x 2.08m)

A double bedroom with PVCu double glazed window to the rear. Radiator.

## BATHROOM/WC

7'5" x 5'8" (2.26m x 1.73m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap set within a tiled surround, semi recessed vanity wash basin with mixer tap and low-level WC. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Allocated resident and visitor parking.

Well maintained communal grounds.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis commencing 1st January 2003 for 155 years and subject to a Ground Rent of £160.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

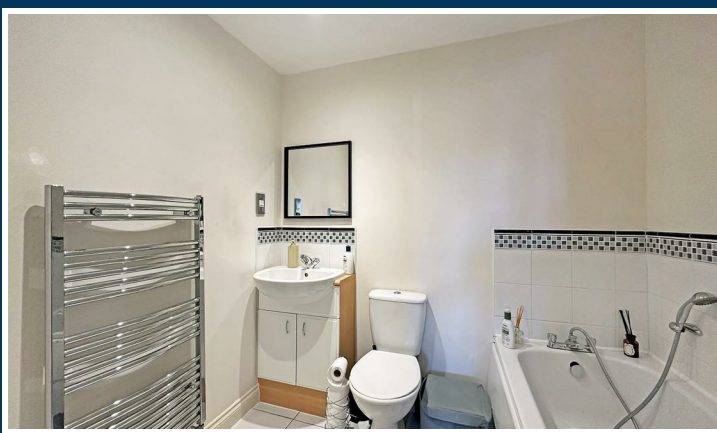
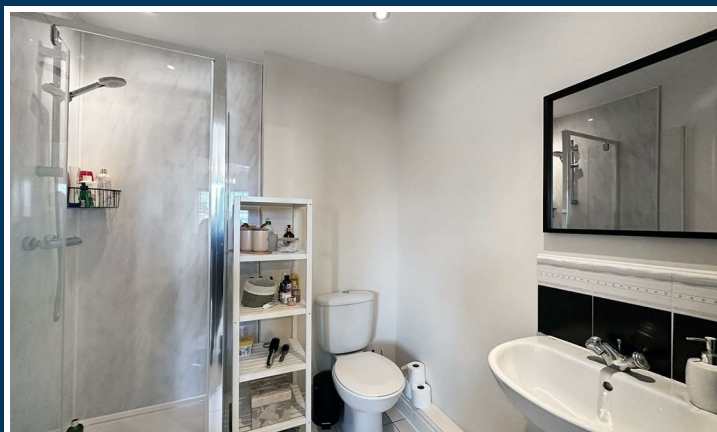
We understand the service charge is currently £990.26 per annum (£82.53 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band D

## NOTE

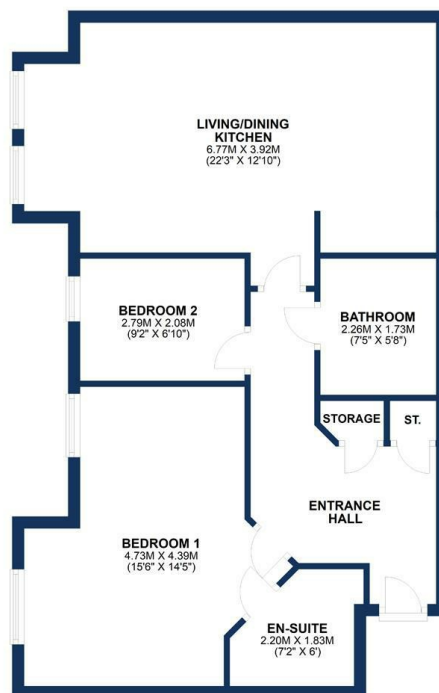
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 67.7 SQ. METRES (729.2 SQ. FEET)



TOTAL AREA: APPROX. 67.7 SQ. METRES (729.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARN S

292 HALE ROAD, HALE BARN S  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@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