



## 27 DUNHAM HOUSE REGENCY COURT | HALE

£320,000

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

A replanned and unusually spacious second floor apartment constructed circa 2001 by Linden Homes. Set within tree lined grounds beyond remotely operated gates with exceptional views toward the skyline of Manchester and the Peak District National Park. The superbly presented accommodation briefly comprises secure communal reception area, private entrance hall with storage, open plan living/dining kitchen, primary bedroom with en suite shower room/WC, additional double bedroom and bathroom/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Garage with remotely operated door. Resident and visitor parking. Well tended communal gardens.



**POSTCODE: WA15 8RF**

## DESCRIPTION

Dunham House forms part of Regency Court, a highly regarded development constructed by Linden Homes circa 2001. Set within tree lined grounds and approached through remotely operated wrought iron gates, this second floor apartment has the added advantage of a well proportioned garage providing parking and space for storage beyond a remotely operated door.

Importantly, this superb apartment occupies an excellent position within the development and enjoys commanding views toward Manchester's skyline with the undulating hills of the Peak District National Park in the distance. Furthermore, the current owner has replanned the interior to create much sought after and naturally light open plan living space.

The accommodation is tastefully appointed incorporating modern fittings with the benefit of gas fired central heating together with a pressurised hot water system and PVCu double glazing throughout. A lift and staircase from the communal reception area lead to the private entrance hall which in turn opens onto the stunning living/dining kitchen with clearly defined areas complemented by integrated appliances, ample space for entertaining and the focal point of a contemporary fireplace. The primary suite comprises double bedroom with built-in wardrobes and a modern shower room/WC, whilst an additional double bedroom is served by a bathroom/WC with white suite and chrome fittings.

There is also ample storage provided off the entrance hall, a separate cloaks cupboard and secure video entry system.

Externally there is allocated resident and visitor parking within the secure gated forecourt.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Opaque glazed/panelled hardwood front door. Secure video entry system. Lift to upper floors and staircase to all levels.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

**17'2" x 8'11" (5.23m x 2.72m)**

Hardwood front door. Storage cupboard with shelving and housing the pressurised hot water system. Video entry system. Laminate wood flooring. Coved cornice. Radiator. Opening to:

#### LIVING/DINING KITCHEN

**26'5" x 22'2" (8.05m x 6.76m)**

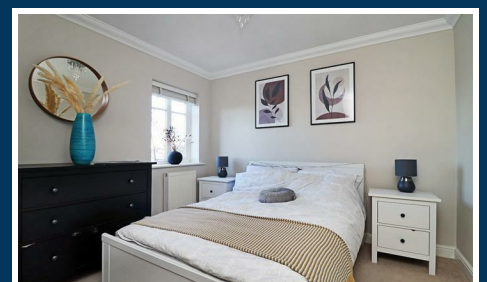
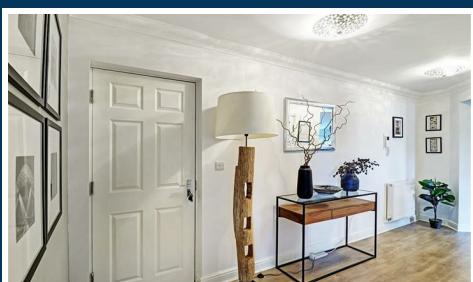
Planned to incorporate:

#### LIVING AREA

Marble conglomerate fireplace surround and hearth with contemporary flame effect electric fire framed in brushed chrome. Two PVCu double glazed windows to the rear. Laminate wood flooring. Coved cornice. Radiator.

#### DINING 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. Integrated appliances include an electric oven/grill, four ring gas hob with extractor/light above, fridge with freezer compartment and automatic washing machine. Recess for a slimline dishwasher. Cloaks cupboard with shelving. Ample space for a sizeable table and chairs. Laminate wood flooring. Recessed low-voltage lighting. Radiator.



## BEDROOM ONE

13'11" x 11'1" (4.24m x 3.38m)

Four door range of built-in wardrobes containing double hanging rails and shelving. Two PVCu double glazed windows to the rear. Coved cornice. Radiator.

## EN SUITE SHOWER ROOM/WC

7'9" x 7'7" (2.36m x 2.31m)

White/chrome pedestal wash basin and low-level WC set within tiled surrounds. Tiled corner enclosure with thermostatic shower. Partially tiled walls. Recessed low-voltage lighting. Extractor fan. Radiator.

## BEDROOM TWO

10'10" x 10'3" (3.30m x 3.12m)

PVCu double glazed window. Coved cornice. Radiator.

## BATHROOM/WC

10' x 6'3" (3.05m x 1.91m)

Fitted with a white/chrome suite composing panelled bath with mixer/shower tap, pedestal wash basin and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window. Extractor fan. Radiator.

## OUTSIDE

## GARAGE

24'4" x 10' (7.42m x 3.05m)

Remotely operated up and over door. Light and power supplies.

## 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 £439.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

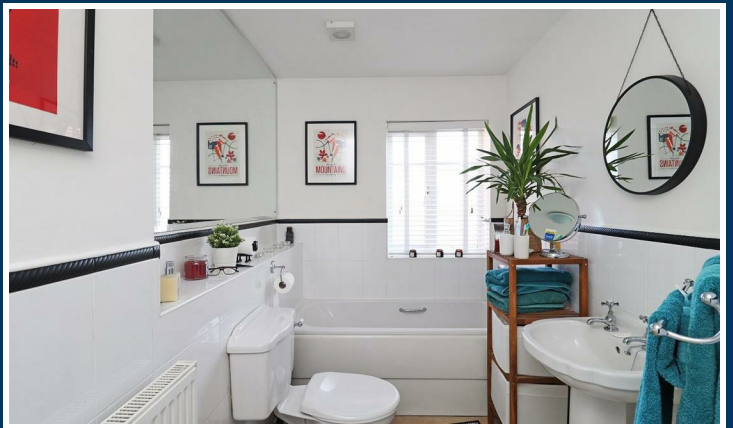
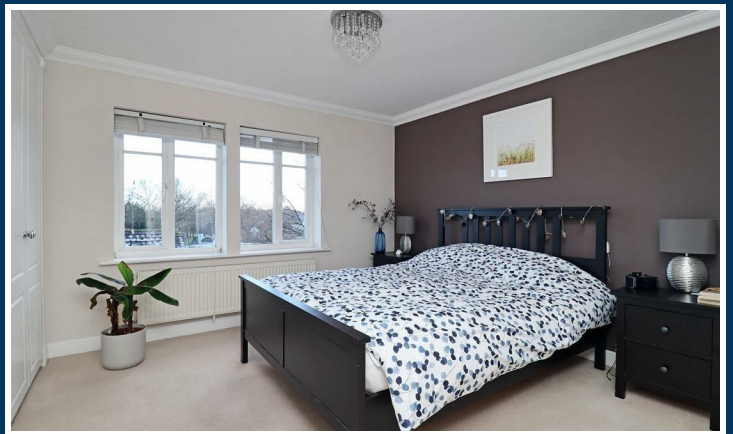
We understand the service charge is approximately £2,867.40 per annum (£238.95 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band E

## NOTE

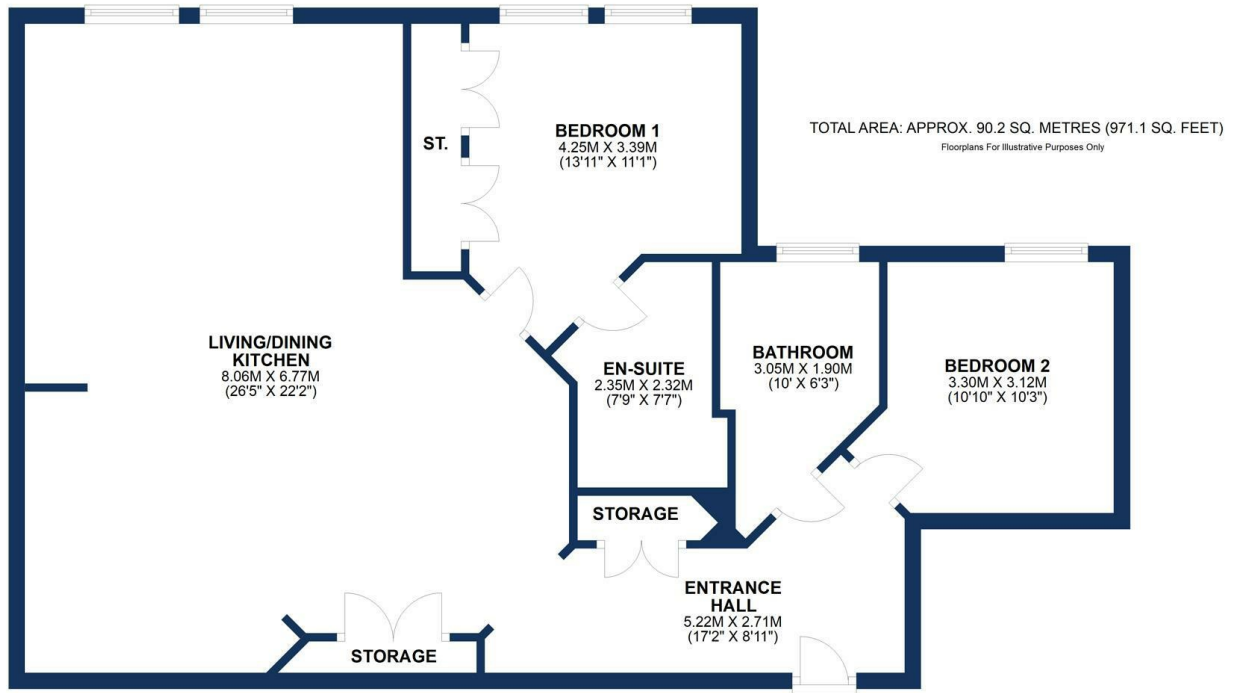
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## SECOND FLOOR

APPROX. 90.2 SQ. METRES (971.1 SQ. FEET)



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