



7 CHURCH BANK RICHMOND ROAD | BOWDON

OFFERS OVER £450,000

NO ONWARD CHAIN

A well presented apartment positioned at third floor level with commanding views across The Cheshire Plain from the private south westerly facing balcony. Set within landscaped grounds in the heart of the Bowdon Conservation Area. The superbly proportioned accommodation is considerably larger than the average apartment at Church Bank and briefly comprises secure communal reception area, private entrance hall, dual aspect open plan sitting/dining room with feature fireplace, substantial mezzanine level, fitted breakfast kitchen with integrated appliances, spacious primary bedroom with en suite shower room/WC, additional double bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. Double garage. Resident and visitor parking. Prestige location approx. equidistant from Hale village and Altrincham town centre.

POSTCODE: WA14 3NW

DESCRIPTION

This exclusive development lies within the heart of the Bowdon Conservation Area and in 2014 Church Bank was bestowed with Blue Plaque status. The setting is ideal with stunning tree lined views, professionally maintained grounds and importantly with a private balcony and south westerly aspect to enjoy the afternoon and evening sunshine.

The apartment is supremely placed approximately equidistant between the village of Hale with its range of fashionable restaurants, bars and train station and the shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a commuter service into Manchester. The position is also ideal for access to the surrounding network of motorways and Manchester Airport. In addition, Dunham Massey Park and Hall is one mile distance to the west and local shops are available within easy reach on Vicarage Lane.

Approached beyond a covered porch, the secure communal reception area has recently been refurbished with both staircase and lift providing access to the upper floors. This well presented apartment is positioned at third floor level and offers exceptional far reaching views across The Cheshire Plain. A wide L-shaped entrance hall leads onto the naturally light dual aspect sitting/dining room through double opening doors and a spiral staircase provides access to the substantial mezzanine level with adjoining storage room. This spacious reception room features a fireplace alongside sliding windows which open onto the covered balcony and there is also ample space for a dining suite. The adjacent kitchen is fitted with integrated appliances and a matching peninsula breakfast bar.

The superb primary suite comprises double bedroom with a comprehensive range of fitted furniture and en suite shower room/WC. A further double bedroom with built-in wardrobes is served by the shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing throughout and there are valuable internal storage areas.

Externally resident and visitor parking is available and a double garage has the added advantage of a remotely operated door.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure hardwood front door. Entry phone system. Lift and turned spindle balustrade staircase to the upper floors. Mailbox access.

THIRD FLOOR

SHARED LOBBY

With lift access and providing entry to only two apartments.

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Mirror fronted cloaks closet containing hanging rails and shelving. Airing cupboard with shelving. Storage cupboard with shelving. Recessed LED lighting. Cornice. Radiator. Double opening doors to:

SITTING/DINING ROOM

30'5" x 17'4" (9.27m x 5.28m)

Feature fireplace. Spiral staircase to the mezzanine level. Entry phone system. Two wall light points. Two radiators. PVCu double glazed sliding window set within matching side-screens to:

BALCONY

6'7" x 5' (2.01m x 1.52m)

Ample space for a table and chairs.

MEZZANINE LEVEL

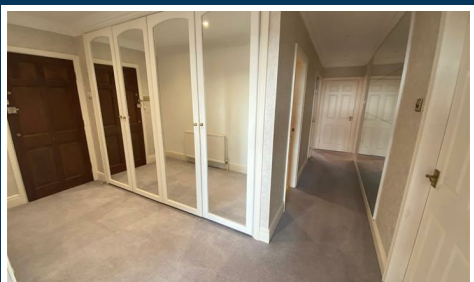
17'4" x 12'11" (5.28m x 3.94m)

Decorative balustrade. PVCu double glazed windows. Recessed LED lighting.

STORAGE CUPBOARD

10' x 7' (3.05m x 2.13m)

Recessed LED lighting.



BREAKFAST KITCHEN

12'3" x 10'4" (3.73m x 3.15m)

Fitted with matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, microwave oven, four ring gas hob with cooker hood above and dishwasher. Space for a fridge/freezer and recess for a concealed automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tile effect flooring. Recessed LED lighting. Radiator.

BEDROOM ONE

14'9" x 14' (4.50m x 4.27m)

Fitted with a six door range of mirror fronted wardrobes containing hanging rails and shelving. Recess for a double bed flanked by fitted shelving and cupboards above. PVCu double glazed bay window. Two wall light points. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

Moulded composite vanity wash basin with mixer tap, low-level WC and bidet. Tiled enclosure with thermostatic shower. Tiled walls with recessed shelving. Shaver point. Radiator.

BEDROOM TWO

14'3" x 10'6" (4.34m x 3.20m)

Fitted with a four door range of built-in wardrobes containing hanging rails with cupboards above. PVCu double glazed window. Radiator.

SHOWER ROOM/WC

10' x 6'11" (3.05m x 2.11m)

Semi recessed vanity wash basin with mixer tap, low-level WC and bidet. Wide walk-in shower with marble effect panelled walls and thermostatic shower. Partially tiled walls. Recessed LED lighting. Shaver point. Extractor fan. Decorative cornice. Radiator.

OUTSIDE

DOUBLE GARAGE

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 the Freehold is vested in a company owned by the residents. The property is not subject to a Ground Rent. This should be verified by your Solicitor.

SERVICE CHARGE

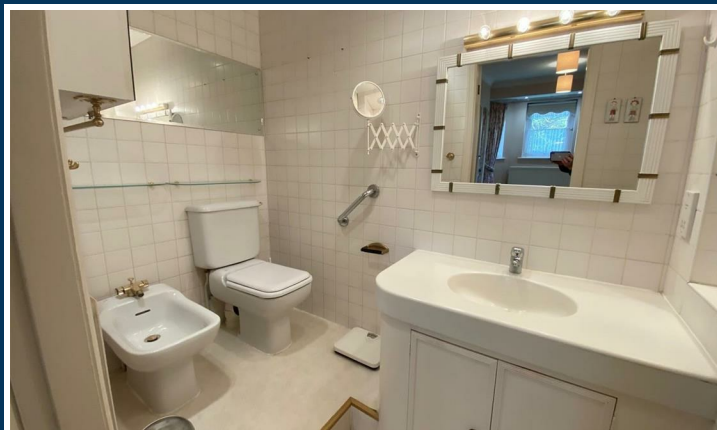
We understand the service charge is approximately £4,800.00 per annum (£400.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

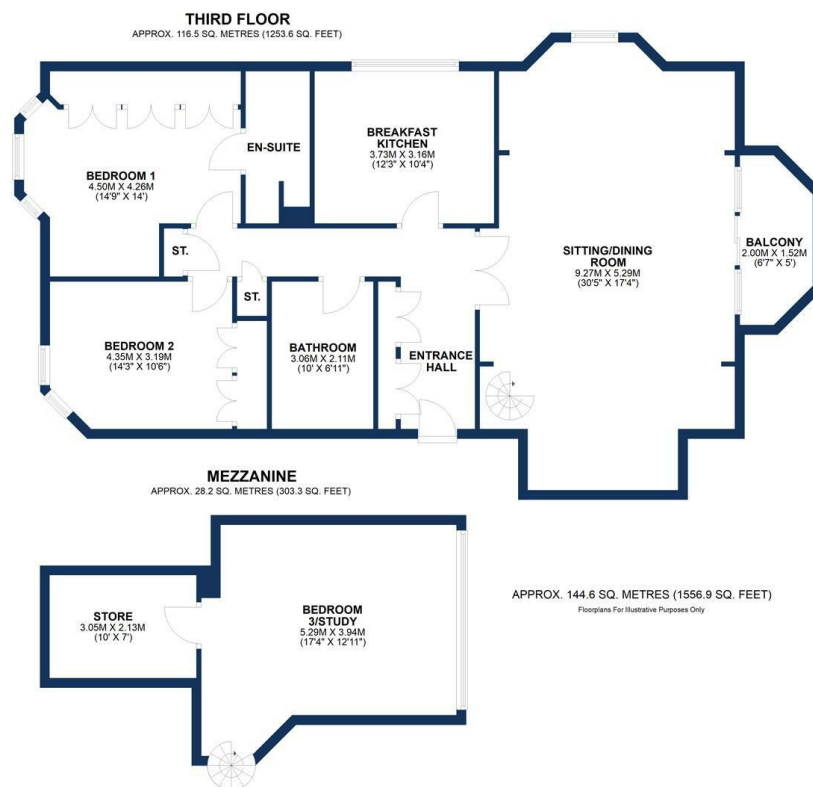
Band F.

NOTE

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



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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