

## 28 TIVOLI HOUSE 12 DENMARK STREET | ALTRINCHAM

OFFERS IN THE REGION OF £315,000

NO ONWARD CHAIN; A purpose built fourth floor apartment with exceptional views from the Derbyshire hills to skyline of Manchester city centre. Positioned in central location adjacent to the award winning town centre of Altrincham. The superbly presented accommodation briefly comprises communal reception area with lift and stairs to all floors, private entrance hall, spacious refitted living/dining kitchen with sliding windows to the re-decked balcony, primary bedroom with fitted wardrobes and en suite shower room/WC, additional double bedroom with fitted wardrobes and luxurious shower room/WC. Secure under-croft allocated parking.



**POSTCODE: WA14 2YE**

## DESCRIPTION

This contemporary purpose built development was constructed circa 2007 and this particular apartment occupies a superb position on the fourth floor with the added advantage of tree lined views toward the undulating hills of the Peak District. Importantly the substantial balcony is ideal for al fresco dining during the summer months and benefits from a commanding outlook in the direction of Manchester city centre. Importantly, the living space and both bedrooms enjoy this outstanding aspect.

The beautifully refurbished accommodation is superbly presented throughout and approached beyond a secure communal reception area with lift and staircase to all levels including the under-croft resident's parking area with remotely operated gates providing external vehicular access.

The elegant private entrance hall incorporates a generous utility cupboard and additional storage cupboard and features large format porcelain tiles which continue seamlessly into the generously proportioned open plan living space. The current owners have recently replaced the kitchen units and integrated appliances and there is ample space for a dining suite alongside a spacious sitting area which in turn opens onto the composite decked balcony. The primary bedroom benefits from a comprehensive range of fitted wardrobes and an en suite shower room/WC. In addition, there is a further double bedroom also with fitted wardrobes and a sumptuous shower room/WC complete with luxurious walk-in shower.

Electric heating has been installed together with double glazing throughout.

Tivoli House is well placed being positioned adjacent to the award winning town 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 also well placed for the surrounding network of motorways.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure access with lift and staircase to all levels.

### FOURTH FLOOR

#### PRIVATE ENTRANCE HALL

Hardwood front door. Utility cupboard with shelving and space for an automatic washing machine. Storage cupboard housing the hot water cylinder. Porcelain tiled floor. Recessed LED lighting. Video entry phone. Electric radiator.

#### LIVING/DINING KITCHEN

**28'1" x 17'6" (8.56m x 5.33m)**

With large format porcelain tiled floor and planned to incorporate:

#### LIVING AREA

Recessed LED lighting. Sliding double glazed window to:

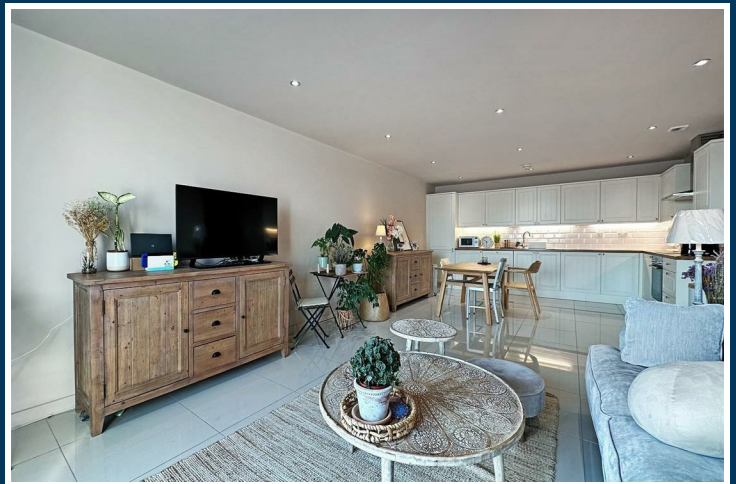
#### BALCONY

**9'11" x 4'9" (3.02m x 1.45m)**

Wood effect composite decking.

#### DINING KITCHEN

Refitted with modern white wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four zone induction hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Ample space for a dining suite. Recessed LED lighting. Electric radiator.



## BEDROOM ONE

16'11" x 11'7" (5.16m x 3.53m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. Double glazed window. Laminate wood flooring. Wall mounted electric heater.

## EN SUITE SHOWER ROOM/WC

6'10" x 5'8" (2.08m x 1.73m)

White/chrome pedestal wash basin and low-level WC. Tiled shower area with thermostatic shower. Tile effect flooring. Shaver point. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

13'3" x 9'3" (4.04m x 2.82m)

Fitted with a three door range of wardrobes containing hanging rails and shelving. Double glazed window. Laminate wood flooring. Wall mounted electric heater.

## SHOWER ROOM/WC

9'11" x 5'7" (3.02m x 1.70m)

Refitted with a white/chrome suite comprising wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic shower. Tiled floor. Partially tiled walls. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Remotely operated gates to the secure under-croft resident parking area.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 250 years from March 2006 and subject to a Ground Rent of £273.50 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

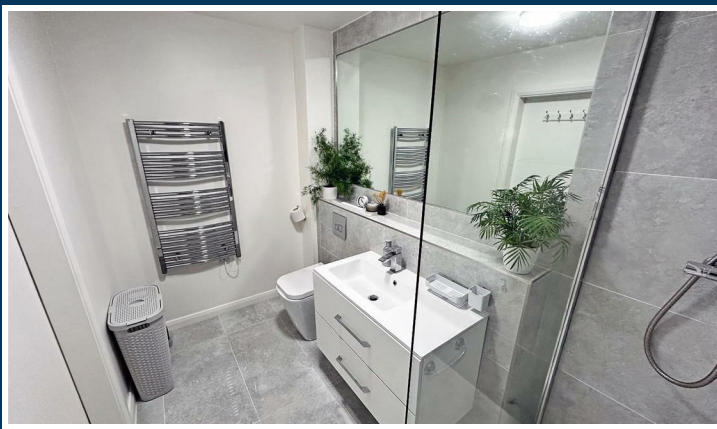
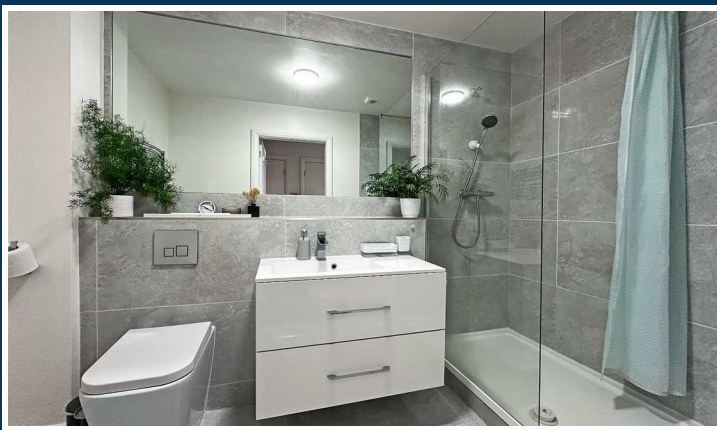
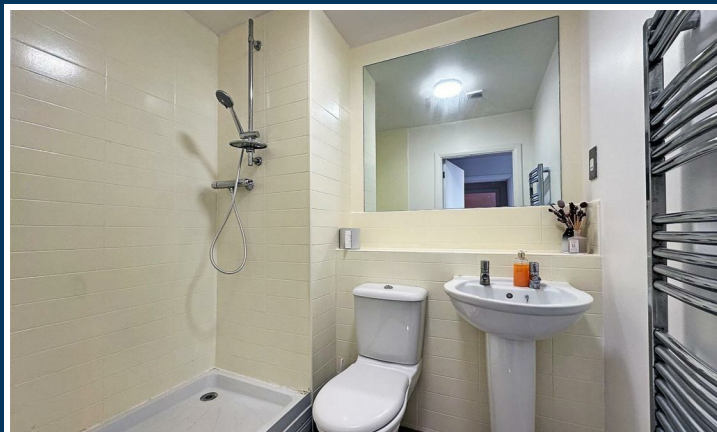
We understand the service charge is approximately £230.00 per calendar month (£,2760.00 per annum). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

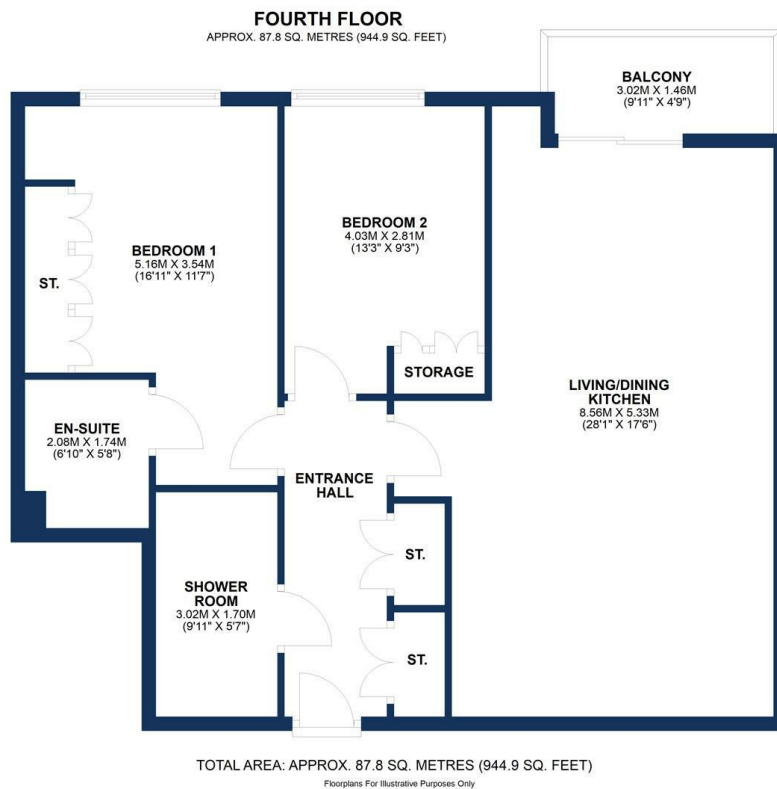
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## NOTE

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



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