

## APARTMENT 5 BRIDGEWATER HOUSE 88 PARK ROAD | TIMPERLEY

OFFERS OVER £235,000

A beautifully presented and superbly proportioned modern apartment in an ideal location opposite Timperley Metrolink station and with local shops on Park Road plus easy access to the canal tow path leading to Dunham Massey and Manchester City Centre. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, impressive open plan L shaped living dining kitchen with a full range of integrated appliances, master bedroom with en-suite shower room/WC plus further double bedroom and main bathroom/WC. Allocated residents parking. Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

POSTCODE: WA14 5BZ

## DESCRIPTION

Bridgewater House is a modern development comprising a mixture of 1 and 2 bed apartments ideally positioned opposite Timperley Metrolink station and within walking distance of local shops on Park Road and with the Bridgewater Canal tow path adjacent leading to Dunham Massey in one direction and Sale/Manchester in the other.

The property is ideal for first time buyers and investors alike and needs to be seen to be appreciated.

The accommodation is approached via a secure communal entrance hall with stairs and lift to all floors. This apartment is positioned on the ground floor and the private entrance hall has access to a large storage cupboard and leads onto all rooms. There is an impressive open plan L shaped living dining kitchen with a comprehensive range of high gloss units and full range of integrated appliances. The master bedroom benefits from an adjacent shower room/WC and there is a second double bedroom serviced by the bathroom/WC fitted with a modern white suite with chrome fittings.

A superb opportunity in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Lift and stairs to all floors.

#### PRIVATE ENTRANCE HALL

Large storage cupboard housing hot water system/heating system and plumbing for washing machine.

#### OPEN PLAN LIVING DINING KITCHEN

An impressive L shaped open plan space with a comprehensive range of white high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with hose tap. Integrated appliances by Bosch include an oven/grill plus four ring hob with stainless steel extractor hood over and also a microwave. Integrated fridge freezer and dishwasher. Ample space for living and dining suites. Television aerial point. Telephone point. Radiator. Recessed low voltage lighting. PVCu double glazed window to the rear.

#### BEDROOM 1

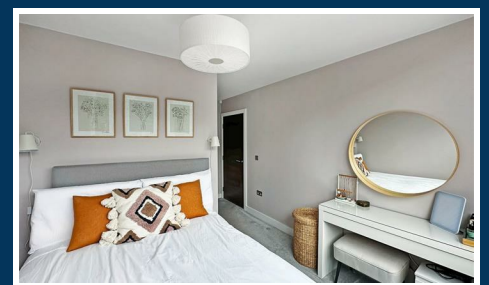
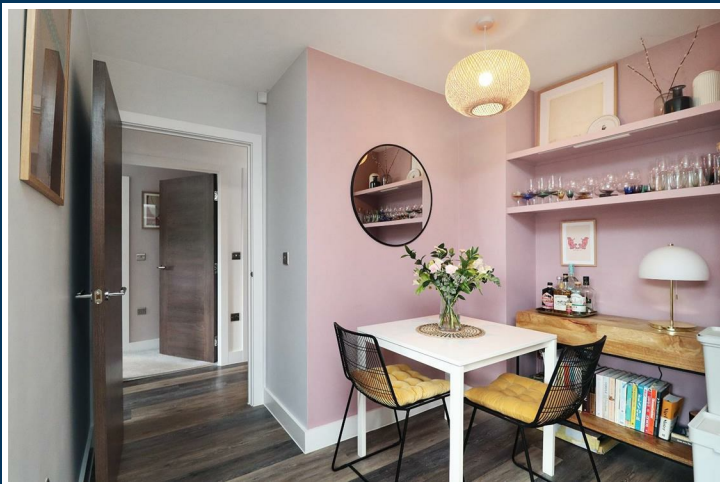
PVCu double glazed window to the rear. Radiator.

#### EN-SUITE

With a modern white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Half tiled walls. Recessed low voltage lighting. Extractor fan.

#### BEDROOM 2

PVCu double glazed window to the rear. Radiator.



## BATHROOM

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

## OUTSIDE

Residents allocated parking plus bike store. This apartments allocated space is number 5.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

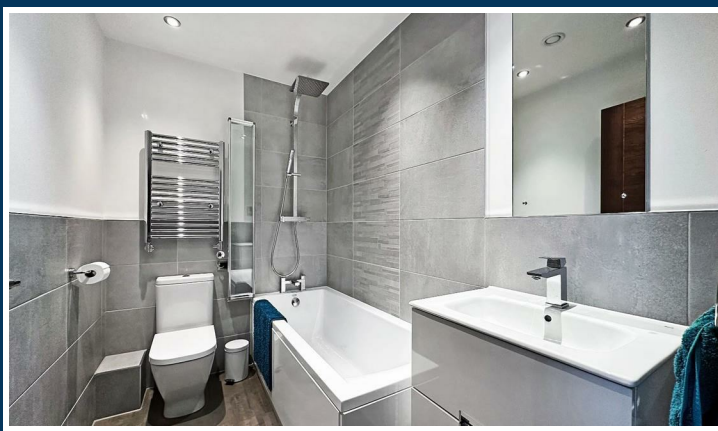
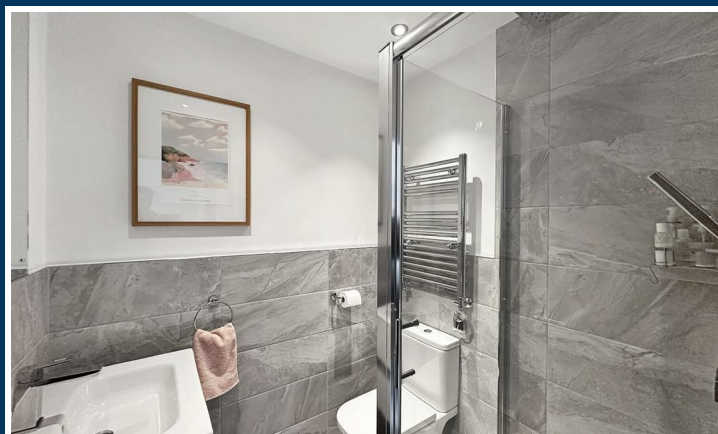
We are informed the property held on a Leasehold basis for the residue of a 999 year term commencing 01/01/2018 and subject to a Ground Rent of £185.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

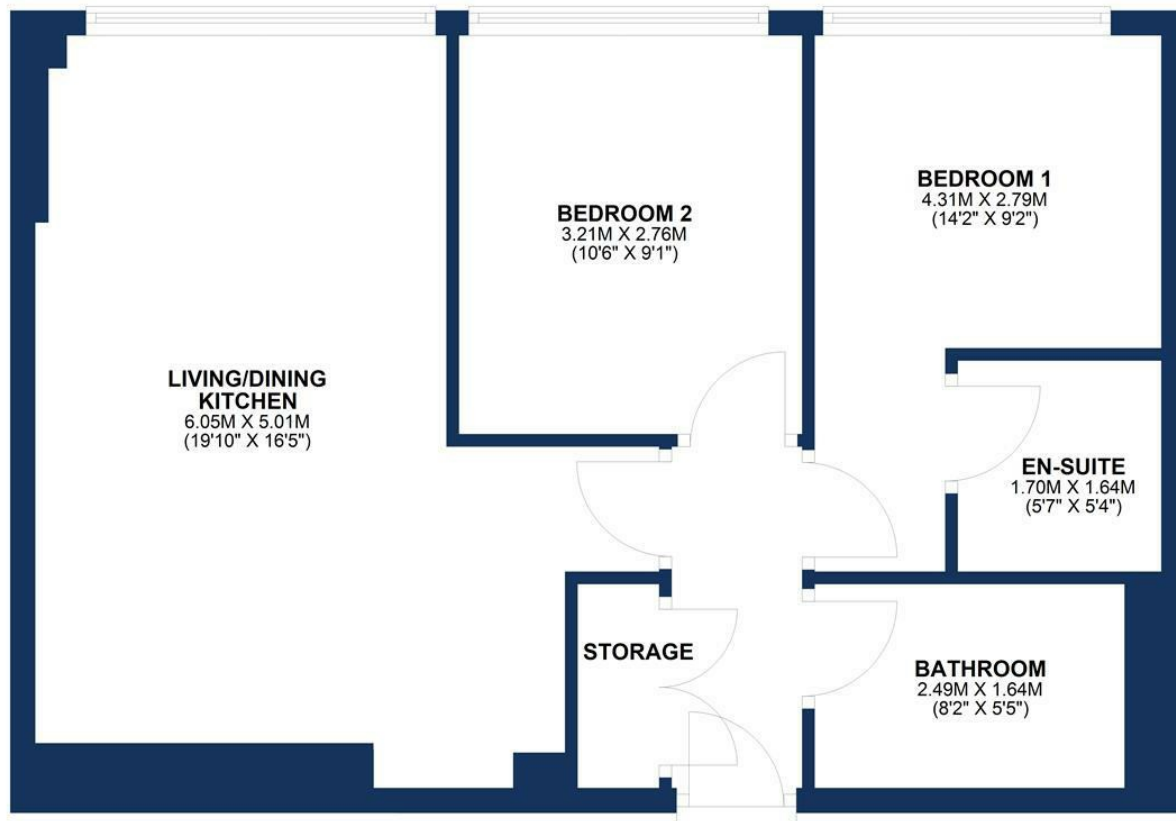
We are informed the service charge is currently £120.00 per calendar month and include heating, lighting and cleaning of common parts, window cleaning and buildings insurance, grounds/garden maintenance. Full details will be provided by our clients Solicitor.

## 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.



TOTAL AREA: APPROX. 54.7 SQ. METRES (589.2 SQ. FEET)

Floorplan for illustrative purposes only



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