



## 14 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

£200,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned ground floor apartment ideally positioned within this ever popular development of retirement apartments. The accommodation briefly comprises secure communal entrance hall with residents lounge and lift and stairs to all floors. Impressive open plan entrance hall with space for desk, open plan sitting/dining room with double doors leading onto the fitted kitchen and also with door to a patio seating area, two double bedrooms with fitted furniture and shower room/WC. Electric heating and double glazing. Residents and visitors parking. All the facilities of a McCarthy & Stone retirement development and ideally positioned close to Hale village centre and Altrincham town centre. Viewing is highly recommended.



**POSTCODE: WA14 2LR**

## DESCRIPTION

Positioned at ground floor level this apartment occupies an excellent position within this ever popular development. Springbank is one of the most popular in the locality due to the ideal location being a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. The building has been carefully designed with attractive elevations and all the facilities of a McCarthy & Stone development including a resident house manager, careline system within the apartments, kitchen, laundry and guest suite which can be reserved for visiting friends and relatives at a relatively modest cost. There is also a thriving community with regular social events mainly held within the residents lounge which is tastefully furnished and appointed.

The apartment itself is superbly proportioned and a feeling of space created upon entry with the impressive hallway which has room for a desk/study area and provides access to all rooms and storage. The open plan sitting dining room has door leading onto a patio seating area and also has double doors leading onto the fitted kitchen. The two double bedrooms benefit from fitted wardrobes and drawers and are serviced by the shower room/WC.

A superb apartment and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

With adjacent attractively finished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and house managers offer. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

#### PRIVATE ENTRANCE HALL

**11'6" x 11'8" (3.51m x 3.56m)**

Approached beyond a panelled and hardwood front door. A superb open plan space with room for desk/study furniture. Window to the side. Electric heater. Cornice. Cloakroom. Telephone point.

#### OPEN PLAN SITTING/DINING ROOM

**14'102 x 11'2" (4.27m x 3.40m)**

With ample space for living and dining suites. Double glazed picture window and door to the front leading onto a patio seating area. Ceiling cornice. Electric fireplace. Television aerial point. Telephone point. Double doors to:

#### KITCHEN

**9'0" x 5'8" (2.74m x 1.73m)**

With a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Space for fridge and freezer. Double glazed window to the side. Wall mounted heater. Ceiling cornice. Tiled splashback.





## BEDROOM 1

13'8" x 9'3" (4.17m x 2.82m)

Fitted wardrobes and drawers. Ceiling cornice. Electric heater. Double glazed window to the front. Telephone point. Television aerial point.

## BEDROOM 2

11'3" x 8'1" (3.35m x 2.46m)

With fitted wardrobes and dressing table. Double glazed window to the front. Electric heater. Ceiling cornice.

## BATHROOM

With suite comprising tiled shower enclosure, vanity wash basin and WC. Tiled walls. Chrome heated towel rail. Extractor fan. Wall mounted heater.

## OUTSIDE

Residents and visitors parking.

The grounds are well maintained with undulating lawns surrounding by well stocked borders and with a central paved terrace adjoining the residents lounge.

## 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 a 125 year term commencing 01/06/1994 and subject to a Ground Rent of £582.08 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the half yearly service charge is approximately £2506.76. This includes cleaning, lighting and heating of common parts, window cleaning, maintenance of the grounds. Full details will be provided by our clients Solicitor.

## NOTE:

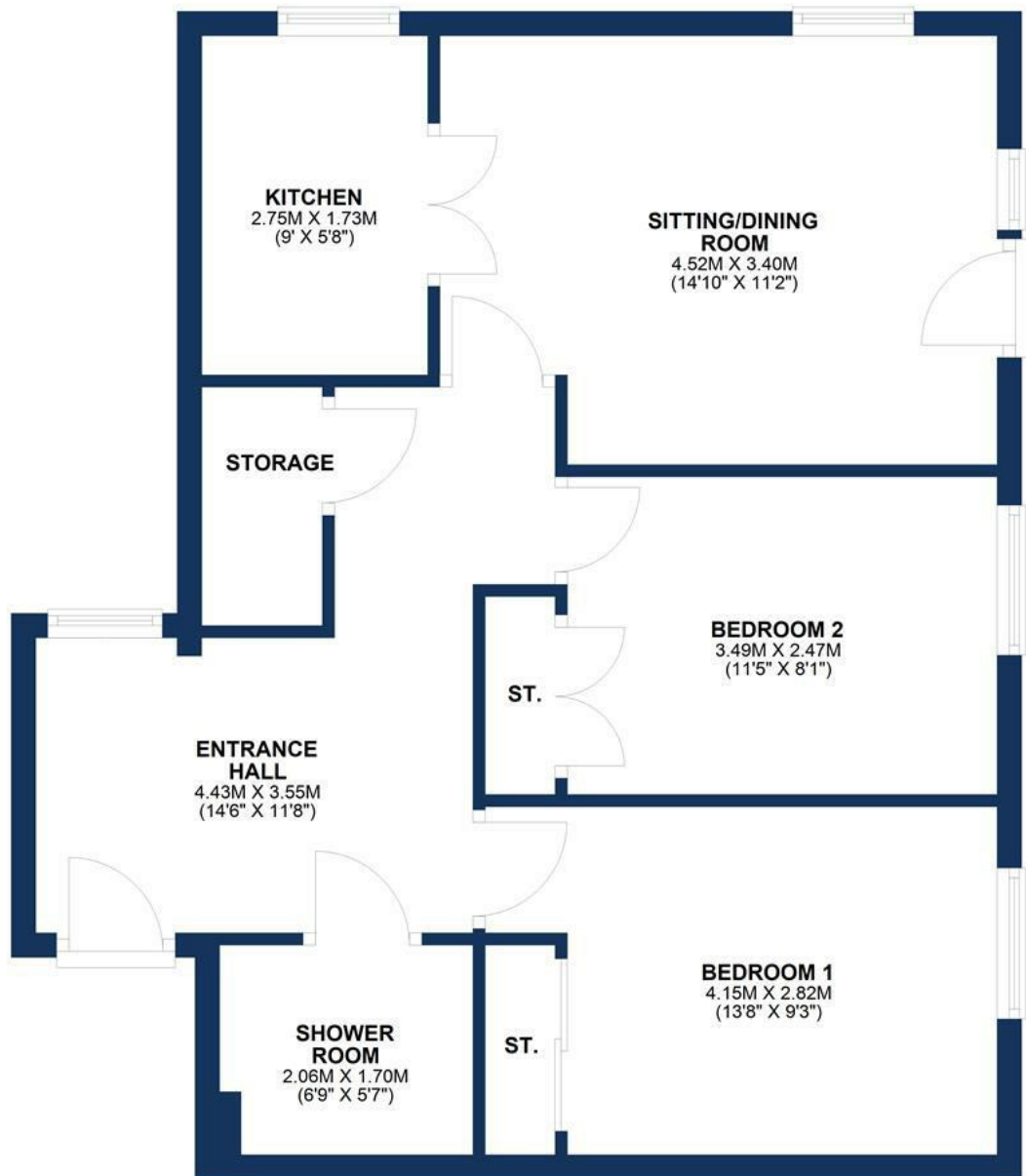
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 61.6 SQ. METRES (662.7 SQ. FEET)



TOTAL AREA: APPROX. 61.6 SQ. METRES (662.7 SQ. FEET)

Floorplan for illustrative purposes only



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