



APARTMENT 28, 3 ROMANA SQUARE | TIMPERLEY

OFFERS IN THE REGION OF £300,000

NO ONWARD CHAIN A superbly proportioned and presented duplex apartment offering excellent living space in an ideal location presented to a high standard. The accommodation briefly comprises secure communal entrance hall, private entrance hall, large open plan living dining kitchen with Juliette balcony and staircase to mezzanine sitting room with sliding doors onto a full balcony. Principal bedroom with en-suite shower room/WC plus second double bedroom and main bathroom/WC. Allocated residents and visitors parking. Full concierge service and residents gym. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA14 5QB

DESCRIPTION

Romana Square was constructed by Linden Homes Ltd and is a stylish elegant development built to the high standards of modern technology and benefitting from a Concierge service and gym.

The development is approached via an electric secure wrought iron gate and there is allocated parking for each apartment and ample visitors parking also. There is secure entry into the apartment building and apartment 28 is located on the second and third floors. As a duplex apartment the accommodation is superbly proportioned throughout and the entrance hall provides ample storage and opens up into a superb open plan living dining kitchen. From this open plan space there is a staircase to an impressive mezzanine sitting room with sliding doors leading onto the balcony providing outdoor seating. From the sitting room there is also access to the third floor communal entrance hall. The principal bedroom benefits from the en-suite shower room and there is a second double bedroom serviced by the main bathroom/WC.

The location is ideal being approximately 1 mile distant from the village centre of Timperley and approximately 1 1/2 miles from the comprehensive market town of Altrincham. Timperley Metrolink station is within easy reach and provides a commuter service into Manchester and the property is also well placed being within the catchment area of highly regarded primary and secondary schools.

A superbly proportioned duplex apartment which needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Video entry system. Large storage cupboard. Radiator.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

27'9 x 15'7 (8.46m x 4.75m)

KITCHEN

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood. Integrated dishwasher, fridge and freezer. Under stairs storage cupboard with plumbing for washing machine.

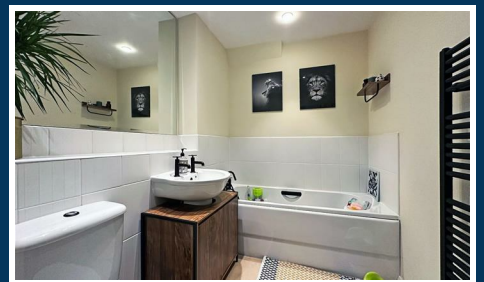
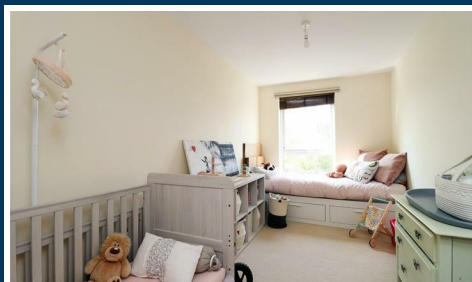
LIVING AND DINING AREA

With ample space for dining suite. Sliding PVCu double glazed doors to Juliette balcony. Two radiators. Television aerial point. Stairs to third floor.

BEDROOM 1

18'7 x 8'10 (5.66m x 2.69m)

PVCu double glazed window to the rear. Radiator. Television aerial point. Fitted wardrobes.



EN-SUITE

7'1 x 5'1 (2.16m x 1.55m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, WC and pedestal wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled splashback.

BEDROOM 2

15'0 x 8'0 (4.57m x 2.44m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'6 x 6'5 (2.29m x 1.96m)

Fitted with a white suite with black fittings comprising panelled bath, vanity wash basin and WC. Part tiled walls. Heated towel rail. Recessed low voltage lighting. Extractor fan.

THIRD FLOOR

MEZZANINE SITTING ROOM

22'4 x 17'9 (6.81m x 5.41m)

A superbly proportioned reception room with vaulted ceiling and sliding PVCu double glazed doors to a large balcony. Three radiators. Television aerial point. Telephone point. Door to third floor communal entrance hall.

OUTSIDE

BALCONY

30'7 x 7'1 (9.32m x 2.16m)

A superbly proportioned outdoor seating area decked for easy maintenance.

Allocated residents and visitors parking. Communal gardens.

SERVICES

Mains electric, water and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

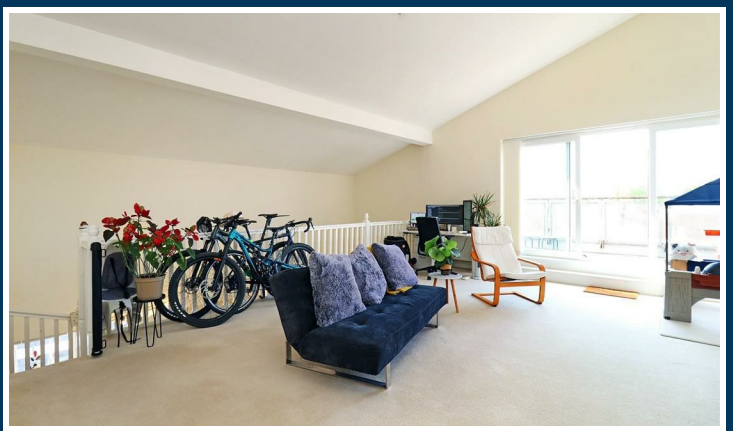
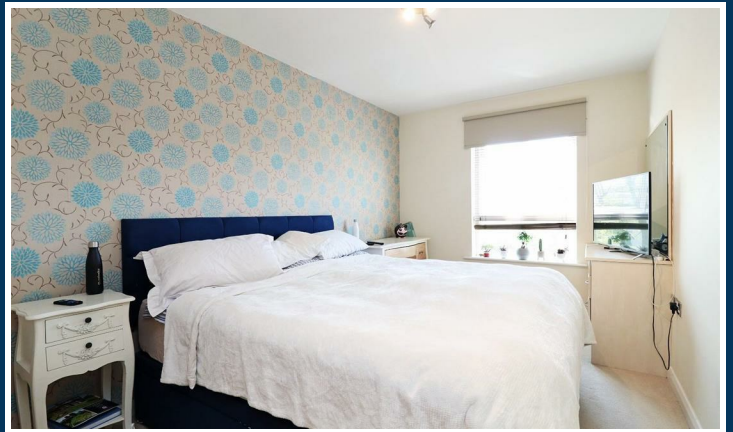
Band "F"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 31/01/2005 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

NOTE

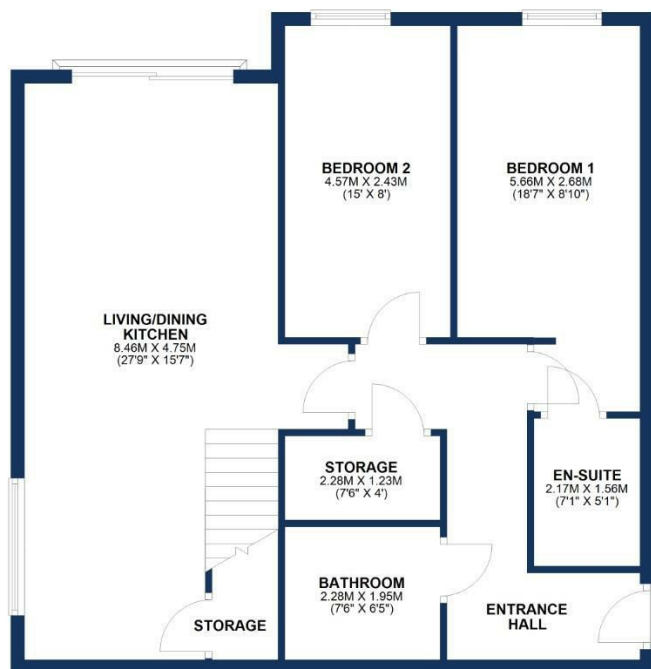
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

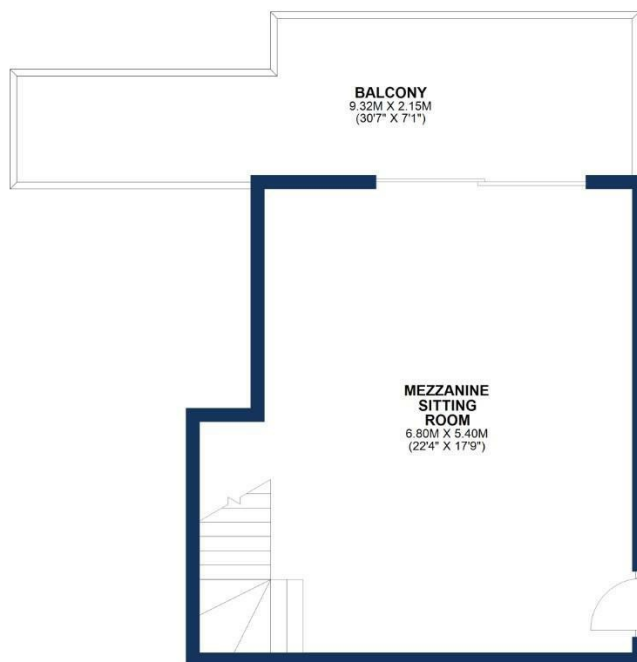
SECOND FLOOR

APPROX. 80.7 SQ. METRES (869.0 SQ. FEET)



THIRD FLOOR

APPROX. 58.5 SQ. METRES (630.1 SQ. FEET)



TOTAL AREA: APPROX. 139.3 SQ. METRES (1499.1 SQ. FEET)

Floorplan for illustrative purposes only



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