



APARTMENT 2 27 WHARF ROAD | ALTRINCHAM

£230,000

This ideally positioned apartment lies adjacent to the Bridgewater Canal and is in easy reach of Altrincham town centre and the Metrolink providing a commuter service into Manchester. The accommodation briefly comprises secure communal entrance hall, open plan living dining kitchen with a range of integrated appliances, bedroom and shower room/WC. Externally there is access to a private balcony and there is a secure car park with EV charger points and also a bike store. Viewing is highly recommended to appreciate the presentation and accommodation on offer.

POSTCODE: WA14 1AP

DESCRIPTION

This modern development was completed in 2022 and is ideally positioned adjacent to the Bridgewater Canal leading to Manchester City Centre in one direction and to the rural countryside in Dunham to the other. This prime position is within easy reach of Navigation Road Metrolink station providing a commuter service into Manchester and with Altrincham town centre within easy reach.

The apartment building is approached via a secure communal entrance hall with lift and stairs to all floors. This apartment is positioned on the first floor and upon entering the property there is a useful store room to one side and an impressive open plan living dining kitchen. The kitchen area is fitted with a comprehensive range of units and with integrated appliances. There is ample space for a living and dining suite and there is a door to the private balcony overlooking the communal gardens at the rear. The accommodation is completed by the large double bedroom with picture window and the shower room/WC fitted with a modern white suite with chrome fittings.

Externally there is a residents car park approached via a remote roller shutter door and within the parking area there is access to EV charging points. There is also the added benefit of a bike store.

A superb apartment and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

Lift and stairs to all floors.

FIRST FLOOR

ENTRANCE AREA

Hardwood front door. Storage cupboard. Opening to:

OPEN PLAN LIVING DINING KITCHEN

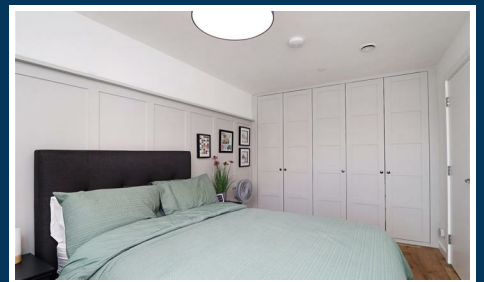
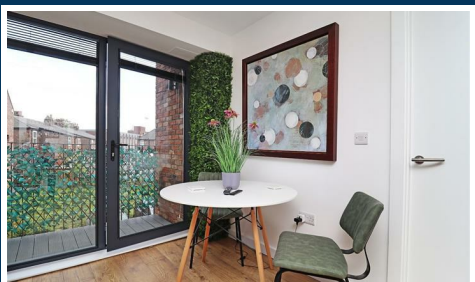
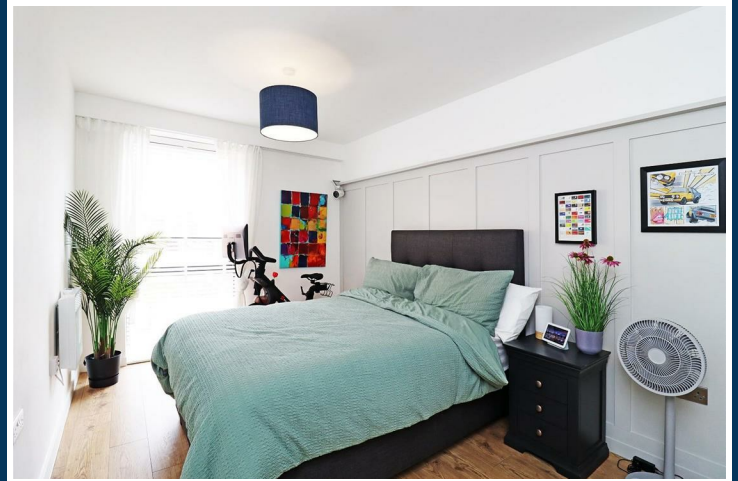
20'7" x 13'9" (6.27m x 4.19m)

The kitchen area is fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Full range of integrated appliances including oven/grill, four ring induction hob with stainless steel extractor hood, fridge freezer, dishwasher and washing machine. Tiled splashback. Natural wood flooring. Ample space for living and dining suites. Electric radiator. Recessed low voltage lighting. Television/telephone point. Video entry system. Door to the private balcony.

BEDROOM

14'3" x 8'10" (4.34m x 2.69m)

With picture window to the rear. Natural wood flooring. Television/telephone point. Electric radiator. Fitted wardrobes.



BATHROOM

8'10" x 6'10" (2.69m x 2.08m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Tiled walls and floor. Heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

BALCONY

12'7" x 3'8" (3.84m x 1.12m)

Private balcony with views over communal gardens.

There is residents parking approached via a remote roller shutter door and access to EV charging points. Communal lawned gardens and bike store.

SERVICES

Mains water, electric and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

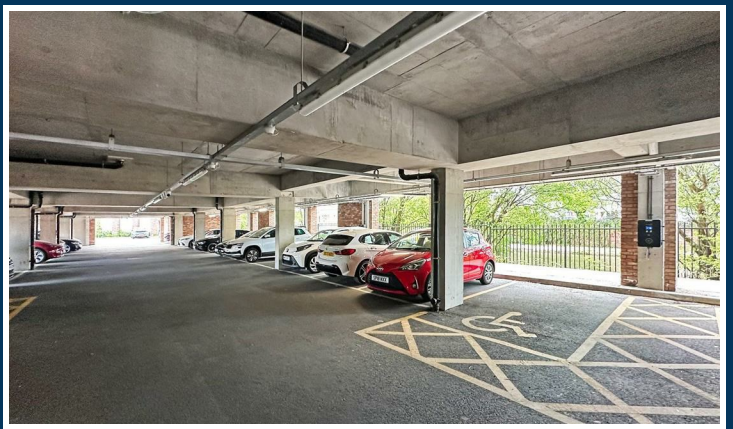
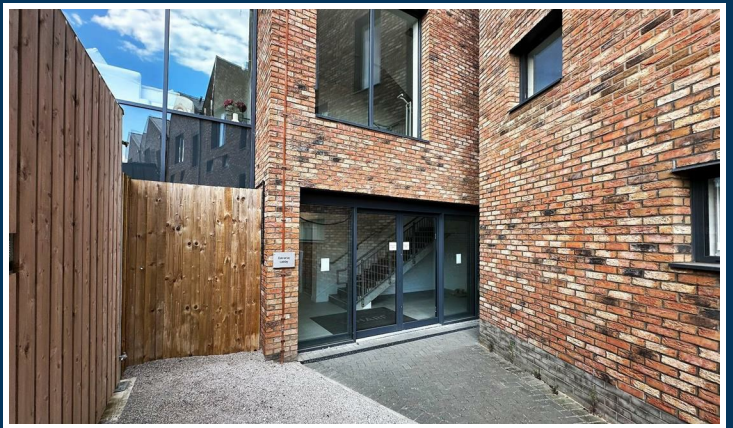
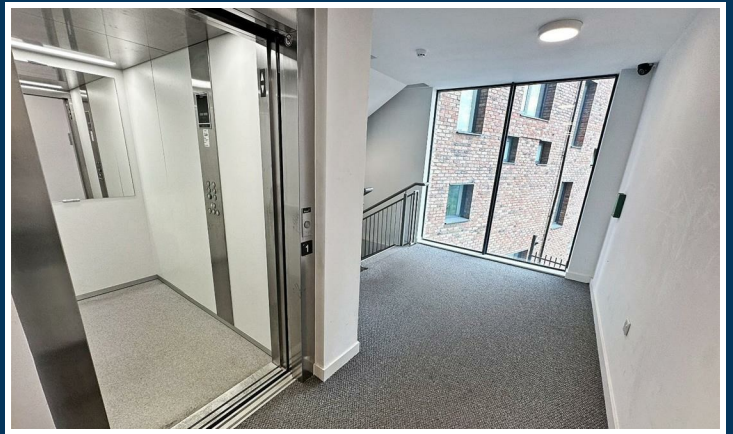
We are informed the property is held on a Leasehold basis for the residue of a 250 year term commencing 31/01/2021 and subject to a Ground Rent of £250.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

The service charge is currently set at approximately £70.00 pcm. 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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FIRST FLOOR

APPROX. 49.5 SQ. METRES (533.2 SQ. FEET)



TOTAL AREA: APPROX. 49.5 SQ. METRES (533.2 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