



10 INGLEWOOD ST. MARGARETS ROAD | BOWDON

OFFERS OVER £275,000

NO ONWARD CHAIN: An exceptionally well presented, replanned and fully refurbished second floor apartment ideally positioned with tree lined views and a dual aspect creating a naturally light interior. Briefly comprising secure communal reception area, lift and stairs to all levels, private entrance hall with storage/cloaks cupboard, stunning open plan living/dining kitchen, two double bedrooms and contemporary shower room/WC. Gas fired central heating and PVCu double glazing. Single garage and resident parking. Ideal location approximately half a mile to the town centre. Viewing is highly recommended to appreciate the standard of accommodation.

POSTCODE: WA14 2AP

DESCRIPTION

Originally a mansion house and formerly the residence of John Ireland the composer, Inglewood became a select development of apartments with the addition of a substantial new built retirement wing. This apartment is for occupation by those 55 years of age and over.

Positioned at second floor level there are commanding tree lined views in a southerly direction. In addition, the open plan living space benefits from a dual aspect to create a naturally light interior. The delightful communal grounds are certainly a feature being laid to lawn, unusually large and well screened, all of which combines to establish a private and peaceful setting.

Approached via the communal reception area from which there is a lift to the upper floors the accommodation is superbly proportioned and beautifully presented throughout. The carefully designed interior has been replanned and refurbished by the current owner and an internal inspection is highly recommended. Upon entering the private entrance hall has provision for storage within a deep cloaks cupboard and provides ample space for hanging coats and jackets. The stunning living/dining kitchen has clearly defined areas and is thoughtfully arranged. The kitchen is fitted with contemporary units complemented by quartz work-surfaces and integrated Bosch appliances and opens onto a spacious dining area. The adjacent living area has the added advantage of large areas of glazing and provision has been made for a wall mounted flatscreen television. There are two excellent double bedrooms and a luxurious fully tiled shower room/WC with white sanitaryware, chrome fittings and a walk-in shower.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally there is resident parking and this particular apartment also has a single garage.

The location is highly favoured being positioned within the Bowdon Conservation Area and well placed for the comprehensive shopping centre of Altrincham with its thriving Market Hall and Metrolink station providing a commuter service into Manchester.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION HALL

Accessed via an entry phone system with both staircase and lift to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Contemporary hardwood front door. Walk-in storage cupboard with hanging rail and shelving. Coved cornice. Radiator.

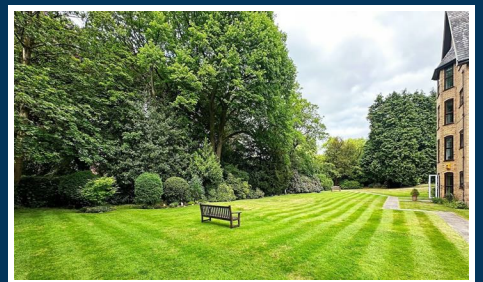
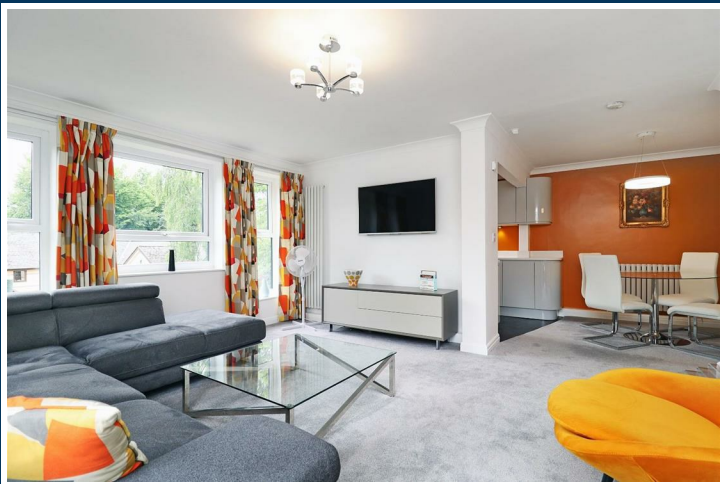
LIVING/DINING KITCHEN

With clearly defined areas and planned to incorporate:

DINING KITCHEN

19'11" x 9'1" (6.07m x 2.77m)

Fitted with high gloss grey wall and base units beneath quartz work-surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with professional style mixer tap. Integrated Bosch appliances include an electric fan oven/grill, four ring gas hob with matching splash-back and extractor/light above, fridge, freezer and washer/dryer. Concealed wall mounted gas central heating boiler. Ample space for a dining suite. PVCu double glazed window. Coved cornice. Stone effect flooring. Contemporary radiator.



LIVING AREA

15'4" x 13'9" (4.67m x 4.19m)

Provision for a wall mounted flatscreen television. Four PVCu double glazed windows to a dual aspect. Entry phone. Coved cornice. Contemporary vertical radiator.

BEDROOM ONE

12' x 10'2" (3.66m x 3.10m)

PVCu double glazed window. Coved cornice. Radiator.

BEDROOM TWO

12'1" x 8'3" (3.68m x 2.51m)

PVCu double glazed window. Coved cornice. Radiator.

SHOWER ROOM/WC

7'5" x 5'5" (2.26m x 1.65m)

Fully tiled and fitted with a white/chrome wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Wide walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Mirror fronted cabinet. Extractor fan. Chrome heated towel rail.

OUTSIDE

GARAGE

Up and over door.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years. This should be verified by your Solicitor.

SERVICE CHARGE

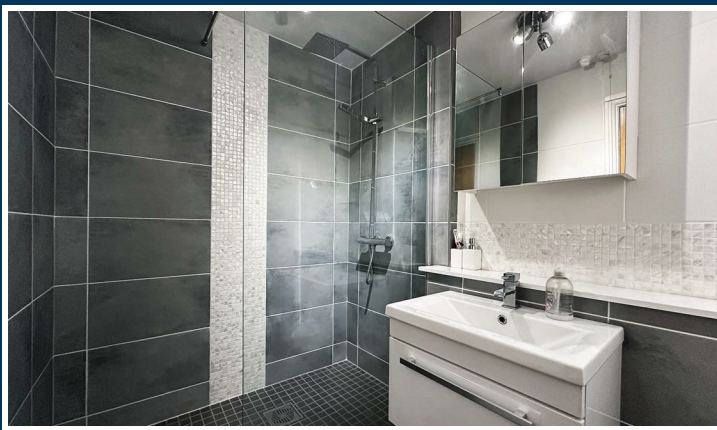
We understand the service charge is approximately £2,460.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning, maintenance of the grounds and Buildings Insurance. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band

NOTE

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



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SECOND FLOOR

APPROX. 65.8 SQ. METRES (708.7 SQ. FEET)



TOTAL AREA: APPROX. 65.8 SQ. METRES (708.7 SQ. FEET)

Floorplan for illustrative purposes only



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