



APARTMENT 6 28D WOODFIELD ROAD | ALTRINCHAM

£225,000

*****NO ONWARD CHAIN*****

A superbly presented first floor apartment built in 2017 by Laurus Homes. The contemporary accommodation briefly comprises, private entrance hall, open plan living/dining kitchen with integrated appliances and Juliet balcony, master bedroom with en suite shower room/WC, further double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Lift to all floors.

Secure allocated underground parking for two cars plus additional visitor parking.

POSTCODE: WA14 4YP

DESCRIPTION

This modern first floor apartment was constructed in 2017 by Laurus Homes and is superbly presented throughout. The position is ideal forming part of a popular residential location just a short distance from the scenic waterways of the Bridgewater canal with a walking/cycling route combining charming sights with plentiful wildlife. The shopping centre of Altrincham is approximately $\frac{3}{4}$ of a mile distant with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition, a short distance to the south is John Leigh Park with tennis courts and recreation areas.

The accommodation combines attractive architecture with contemporary interior design and is approached via a glass balustrade staircase or lift. Upon entering the feeling of quality is readily apparent and a private entrance hall provides much needed storage space plus access to all rooms. The stunning open plan living space incorporates a kitchen fitted with a range of distinctive units and integrated appliances and the generous living/dining area includes a peninsula breakfast bar and French windows which open onto a Juliet balcony with glass balustrade to allow far reaching views.

The excellent primary bedroom benefits from an en suite shower room/WC with Porcelanosa fittings and a further generous double bedroom is served by the separate bathroom/WC again with Porcelanosa sanitary ware.

Importantly the car park is accessed from Bridgewater Embankment through a remotely operated roller shutter.. There are two allocated underground parking spaces alongside numerous visitor spaces and a specific area for bikes with a lift providing access to ground floor level.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via a video entry system. Glass balustrade staircase and lift to all floors.

FIRST FLOOR

SHARED RECEPTION AREA

Lift access. Wood effect flooring. Recessed LED lighting.

PRIVATE ENTRANCE HALL

Approached through a panelled hardwood front door. Storage cupboard with light, power and shelving. Wood effect flooring. Video entry system. Radiator.

OPEN PLAN LIVING/DINING KITCHEN

23'8" x 10'10" (7.21m x 3.30m)

Planned to incorporate:

KITCHEN

Fitted with a range of high gloss white and driftwood effect wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset $1\frac{1}{2}$ bowl stainless steel drainer sink with tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring ceramic hob with glass splash-back and stainless steel/curved glass chimney extractor hood above, fridge, freezer and automatic washing machine. Tiled floor. Recessed LED lighting.

LIVING/DINING AREA

PVCu double glazed French windows to the Juliet balcony with glass balustrade. Peninsula breakfast bar. Radiator.



BEDROOM ONE

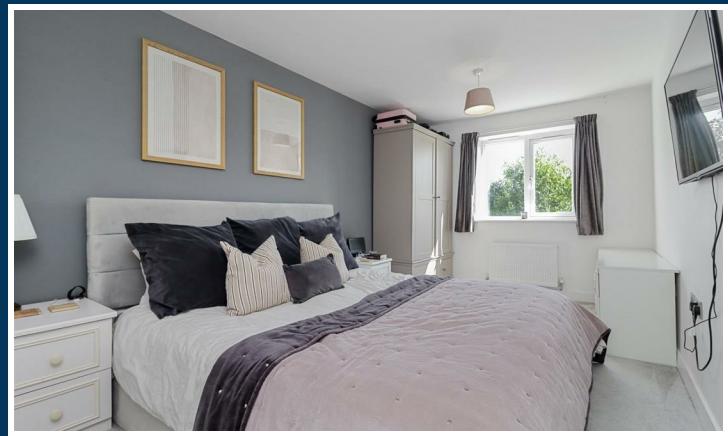
16'8" x 9' (5.08m x 2.74m)

Airing cupboard with shelving and housing the wall mounted gas central heating boiler. PVCu double glazed window to the rear. Radiator.

EN SUITE SHOWER ROOM/WC

6'8" x 5'6" (2.03m x 1.68m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Wood grain effect tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Chrome heated towel rail.



BEDROOM TWO

12'11" x 8'1" (3.94m x 2.46m)

PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

7'1" x 6'8" (2.16m x 2.03m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above all set within a tiled surround, wall mounted wash basin and low level WC. Wood grain effect tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Chrome heated towel rail.



OUTSIDE

Secure underground parking beyond a remotely operated roller shutter with two allocated spaces, visitor parking, bike store and lift access to ground floor level.

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 250 years commencing 1st November 2016 and with a Ground Rent of £213.83 per annum. This should be verified by your solicitor.



SERVICE CHARGE

We understand the service charge is approximately £2,227.56 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band D.

NOTE

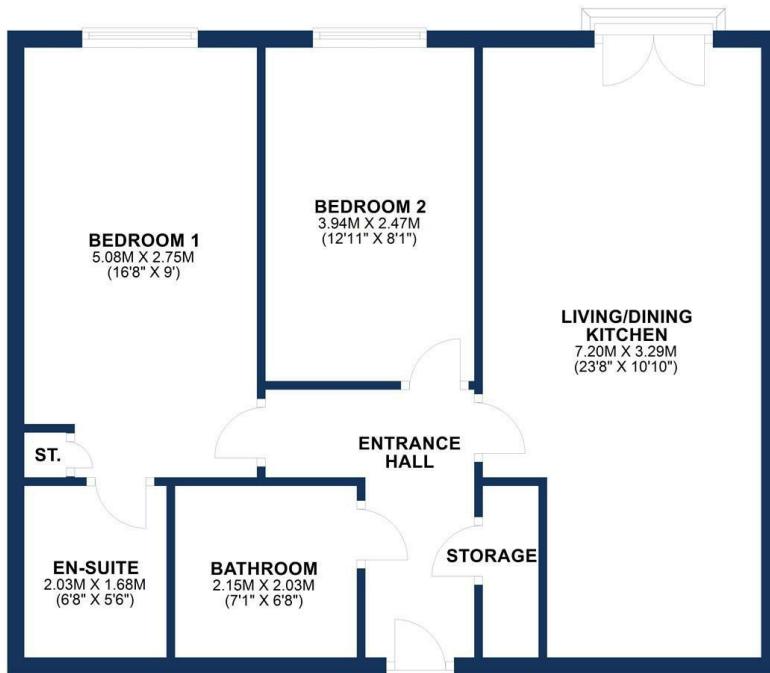
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 63.2 SQ. METRES (680.2 SQ. FEET)



TOTAL AREA: APPROX. 63.2 SQ. METRES (680.2 SQ. FEET)

Floorplan for illustrative purposes only



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