



## 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)**

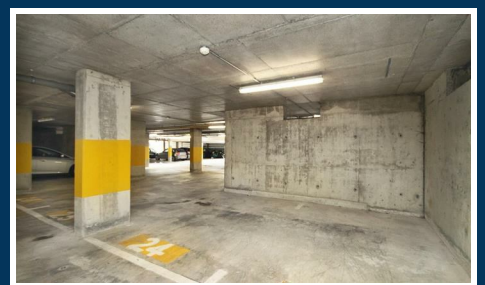
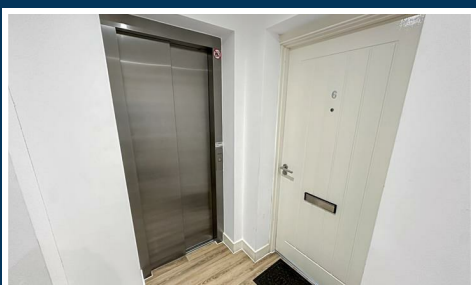
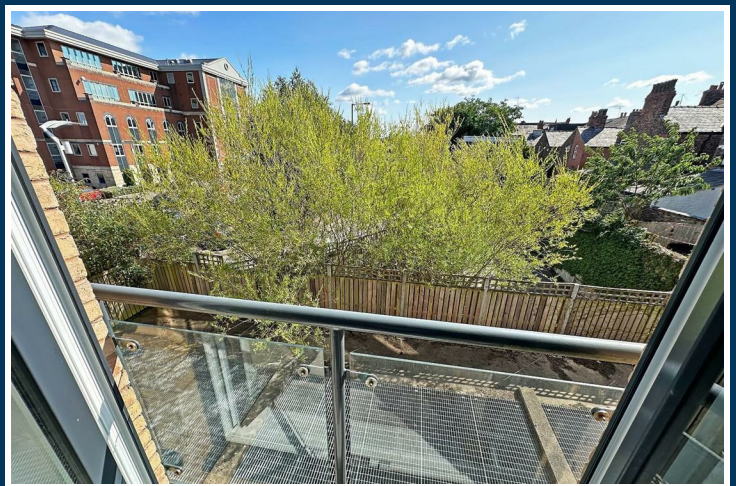
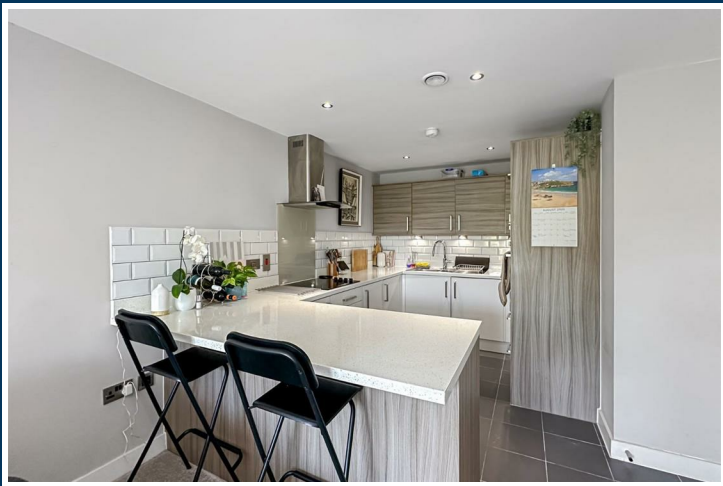
Planned to incorporate:

#### 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 ½ 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

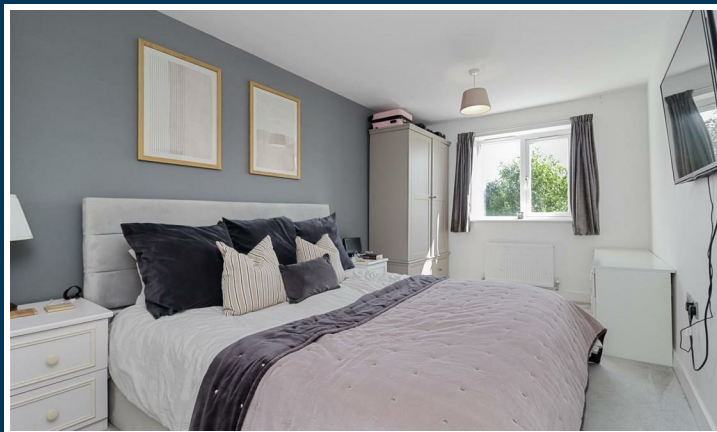
We understand the service charge is approximately £2,227.56 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## 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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