



## 14 WELLINGTON HOUSE 73 WELLINGTON ROAD | TIMPERLEY

£350,000

A superbly appointed and spacious second floor apartment constructed by Messrs Linden Homes in 2004. An attractive building with well maintained and presented grounds including ample off road parking of which the apartment has two allocated spaces. The accommodation is approached via a secure communal entrance hall with lift and stairs to all floors. The private welcoming entrance hall provides a separate storage cupboard and access to all rooms. There is an open plan bay fronted sitting/dining room overlooking the gardens to the front and with recently installed high gloss kitchen to the rear with a range of integrated appliances. The principal bedroom has an en-suite shower room/WC and fitted wardrobes and there is a second double bedroom serviced by the main bathroom/WC. One of the finest apartment buildings in Timperley and viewing is essential to appreciate the position of the development and also the proportions and presentation of the accommodation on offer.



POSTCODE: WA15 7RH

## DESCRIPTION

Wellington House was constructed by Messrs Linden Homes in 2004 and is a stylish and elegant development of just 15 luxury apartments built to the high standard of modern technology yet retaining the features of Victorian craftsmanship.

The building is approached through glass panelled hardwood door leading to the foyer via an audio and video entry system. There are both staircase and lift to the upper floors.

This apartment is positioned on the second floor so has an open aspect view to the front over Timperley Sports Club and Altrincham Municipal Golf Course and the communal grounds. The accommodation is superbly proportioned and well presented throughout and features an open plan sitting/dining room with bay window to the front and opening onto the kitchen which has been re-fitted in recent years with modern high gloss units and a full range of integrated appliances. There are two bedrooms and luxuriously fitted en-suite shower room/WC and bathroom/WC. The property also benefits from two allocated car parking spaces within the grounds.

Externally the grounds are approached via remote gates and there is an additional pedestrian gate and the gardens are laid mainly to lawn with well stocked flowerbeds and mature tree and shrub borders.

The location is ideal being approximately 1/2 mile distant from the comprehensive market town of Altrincham where there is a Metrolink commuter service into Manchester. Timperley village centre is also within easy reach and the property lies within the catchment area of highly regarded primary and secondary schools specifically with Wellington School within walking distance.

A modern luxuriously appointed apartment which must be viewed.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Lift and stairs to all floors.

### SECOND FLOOR

#### ENTRANCE HALL

Large storage cupboard. Hardwood front door. Loft access hatch. Ceiling cornice. Video entry system.

#### SITTING/DINING ROOM

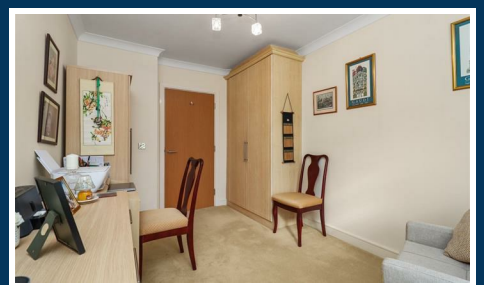
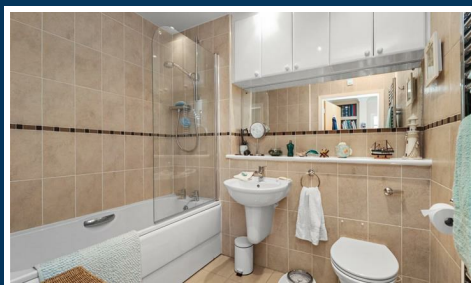
21'11" x 11'9" (6.68m x 3.58m)

With ample space for living and dining suites. PVCu double glazed window to the front with views over the communal grounds with Timperley Sports Club and Altrincham Municipal Golf Club beyond. PVCu double glazed window to the side. Ceiling cornice. Television aerial point. Telephone point. Electric fireplace. Opening to:

#### KITCHEN

10'1" x 8'6" (3.07m x 2.59m)

Recently installed with high gloss wall and base units with light wood work surface over incorporating a 1 1/2 bowl sink unit with drainer. Integrated Neff oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Opaque PVCu double glazed window to the side. Tiled splashback. Tiled floor. Storage cupboard. Recessed low voltage lighting. Ceiling cornice. Cupboard housing Vaillant combination gas central heating boiler.



## BEDROOM 1

17'5" x 12'6" (5.31m x 3.81m)

Two PVCu double glazed windows to the front overlooking the communal grounds. Fitted wardrobes. Telephone point. Television aerial point. Ceiling cornice.

## EN-SUITE

7'6" x 5'9" (2.29m x 1.75m)

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

## BEDROOM 2

12'10" x 8'10" (3.91m x 2.69m)

A second double bedroom PVCu double glazed window to the front. Fitted wardrobe. Radiator. Television aerial point. Telephone point.

## BATHROOM

7'9"x 6'6" (2.36mx 1.98m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

The property is approached via remote iron gates which lead to the residents and visitors parking. This property has the benefit of two allocated spaces. The communal grounds are well maintained and laid mainly to lawn with mature hedge borders.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

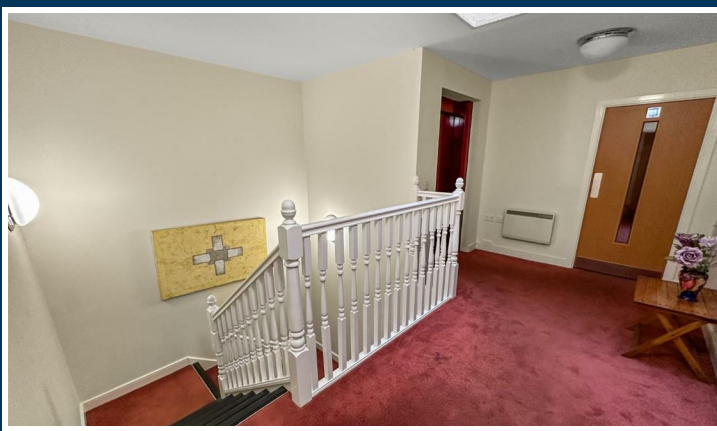
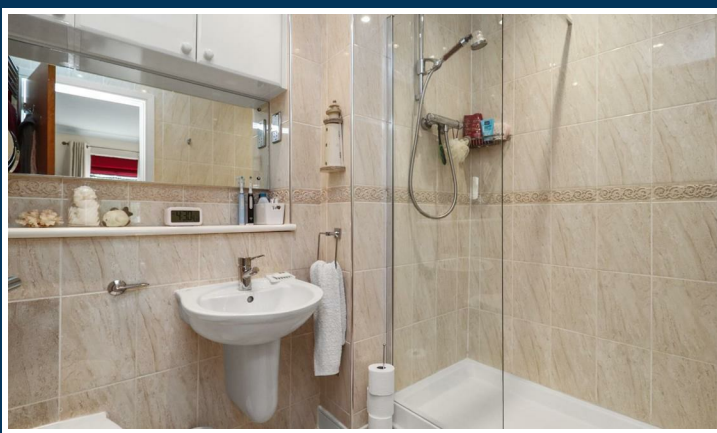
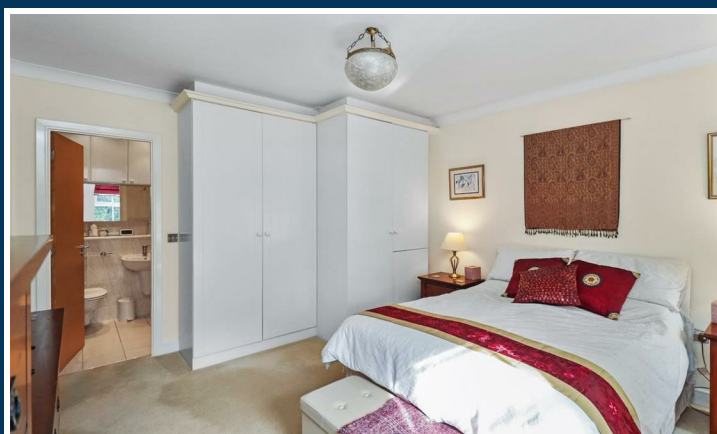
We are informed the property is held on a Leasehold basis for the residue of a 999 year term from 23/06/2004 and subject to a Ground Rent of £351.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

Approximately £180.00 per calendar month and including cleaning, heating and lighting of common parts and buildings insurance. Full details will be provided by our clients Solicitor.

## NOTE

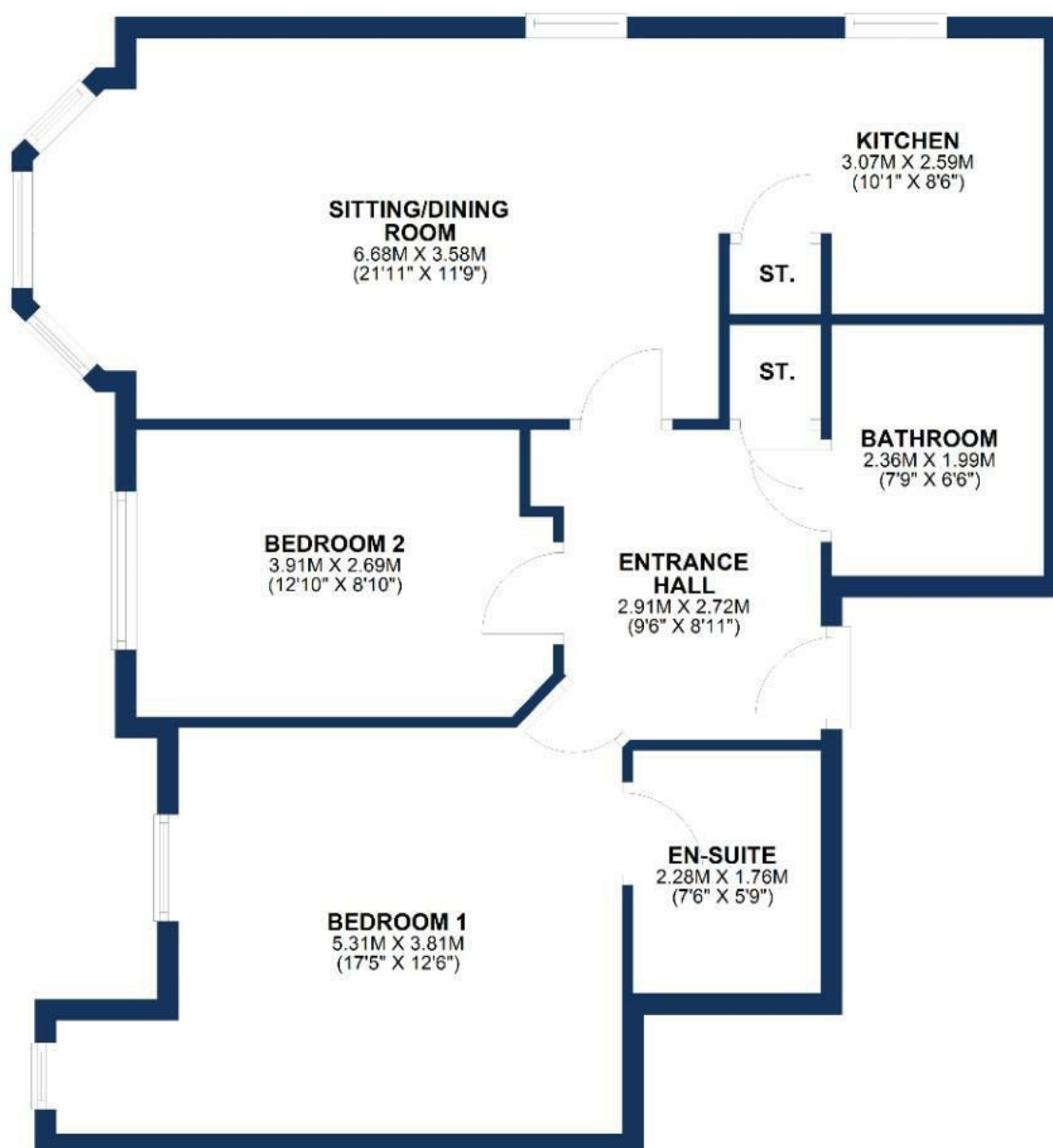
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

## FIRST FLOOR

APPROX. 75.9 SQ. METRES (817.2 SQ. FEET)



TOTAL AREA: APPROX. 75.9 SQ. METRES (817.2 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