



**APARTMENT 1 28 HEATHERMOUNT | ALTRINCHAM**

**£200,000**

A superbly proportioned beautifully presented apartment within this exclusive block of just 6 properties. The building is approached via a secure communal entrance hall and this particular apartment is positioned on the ground floor. The private accommodation includes the entrance hall which provides access to all rooms and has a storage/utility cupboard. There is an impressive sitting room with dual aspect windows and opening onto the fitted breakfast kitchen with contemporary high gloss units and with space for table and chairs. The accommodation is completed by the double bedroom and the bathroom/WC fitted with a white suite with chrome fittings. Externally the property benefits from an allocated parking space. A superbly positioned apartment nestled within this quiet cul de sac and viewing is highly recommended.

POSTCODE: WA14 5ZP

## DESCRIPTION

Forming part of the ever popular Stamford Brook development this property is ideally positioned within this exclusive block of just 6 apartments. The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of local shops and Altrincham town centre a little further distant. Open countryside is close by with Dunham Massey a short drive away.

The accommodation is approached via secure communal entrance hall and this property is positioned on the ground floor. The private entrance hall provides access to all rooms and a useful storage/utility cupboard with plumbing for washing machine. There is a large sitting room with dual aspect windows and an opening onto a impressive breakfast kitchen. The kitchen is fitted with a comprehensive range of high gloss units and with a range of integrated appliances and has window to the side. The accommodation is completed by the large double bedroom and the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there is a communal parking area with allocated parking for each apartment.

A superb apartment nestled within this quiet cul de sac and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

#### PRIVATE ENTRANCE HALL

Hardwood front door. Phone entry system. Radiator. Cloaks/utility cupboard with plumbing for washing machine.

#### SITTING ROOM

**13'10" x 11'6" (4.22m x 3.51m)**

With dual aspect PVCu double glazed windows. Radiator. Television aerial point. Telephone point. Opening to:

#### DINING KITCHEN

**11'6" x 9'3" (3.51m x 2.82m)**

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating a twin bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood. Integrated fridge freezer. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled splashback. Radiator. Space for table and chairs. Cupboard housing combination gas central heating boiler.

#### BEDROOM

**11'6" x 11'3" (3.51m x 3.43m)**

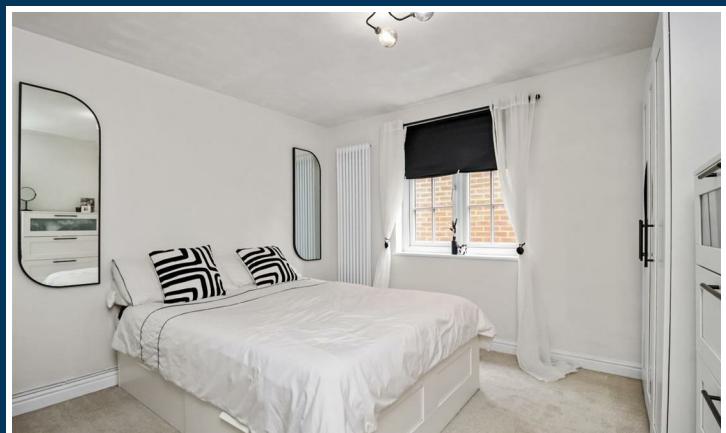
PVCu double glazed window to the side. Radiator.



## BATHROOM

6'11" x 6'4" (2.11m x 1.93m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Half tiled walls. Recessed low voltage lighting. Extractor fan.



## OUTSIDE

Allocated residents parking.

## SERVICES

All main services 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 125 year term commencing 1st December 2016. This should be verified by your Solicitor.



## SERVICE CHARGE

Currently set at £145.26 per calendar month and included ground rent, buildings insurance, window cleaning and garden maintenance.

## NOTE

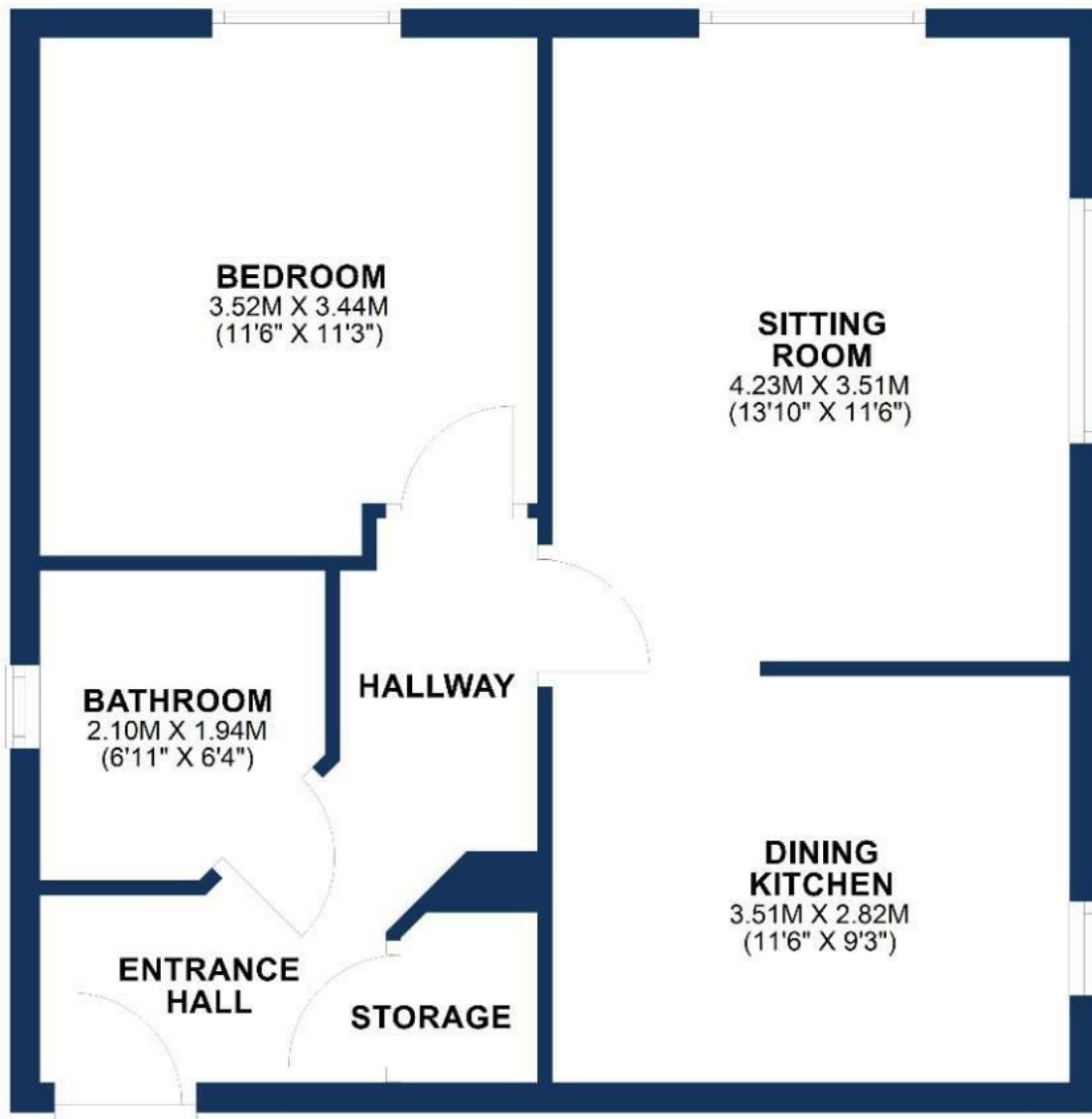
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 49.6 SQ. METRES (533.5 SQ. FEET)



TOTAL AREA: APPROX. 49.6 SQ. METRES (533.5 SQ. FEET)

Floorplan for illustrative purposes only



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