



## 31 REGENCY COURT GROVE LANE | HALE

£325,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned top floor apartment ideally positioned and with large terrace with views towards Manchester City Centre. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, sitting/dining room with double doors leading onto the large decked terrace, modern fitted breakfast kitchen, large master bedrooms with en-suite shower room/WC, second double bedroom and main bathroom/WC. The property benefits from an allocated undercroft parking space and there is ample visitors parking. Viewing is essential to appreciate the proportions of the accommodation and the outside space.



**POSTCODE: WA15 8RF**

## DESCRIPTION

Regency Court is a development of apartments and mews houses set within tree lined grounds approached through remotely operated wrought iron gates.

The apartment occupies an excellent position within the development at top floor level with double opening doors from the sitting area to a private large decked terrace with views towards Manchester City Centre.

The interior is tastefully appointed throughout incorporating quality contemporary style fittings creating attractive living space which needs to be seen to be appreciated.

The open plan sitting/dining room is of excellent size and has double doors leading on to the terrace. Approached from the hallway is a modern fitted kitchen with a range of integrated appliances and granite work surfaces. The master bedroom benefits from fitted wardrobes and an en-suite shower room/WC whilst the further bedroom is serviced by the main bathroom/WC.

Additional storage cupboard within the private entrance hall and a secure video entry system.

Externally there is allocated residents parking and this apartment benefits from an undercroft space and there is ample visitors parking within the secure gated forecourt.

In completion a fine apartment within a highly regarded development constructed by Linden Homes circa 2001.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

Secure entry. Lift and stairs to all floors. Electric heaters.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Hardwood front door. Natural wood flooring. Cloaks cupboard housing hot water cylinder. Radiator. Ceiling cornice. Video entry system.

#### SITTING/DINING ROOM

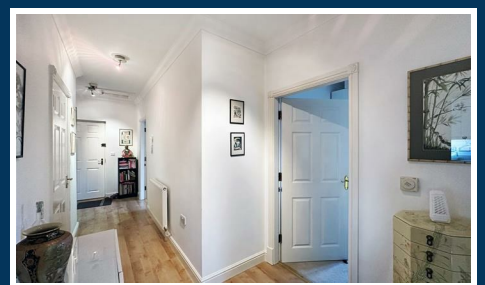
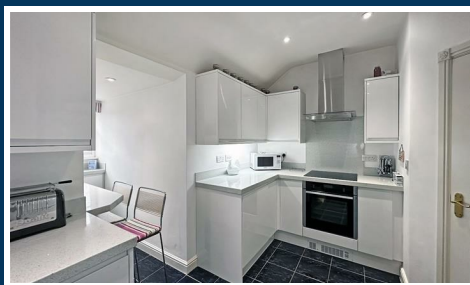
**16'32" x 12'6" (4.88m x 3.81m)**

With PVCu double glazed double doors providing access to the private decked terrace. Ample space for living and dining suites. Natural wood flooring. Television aerial point. Telephone point. Ceiling cornice. Recessed low voltage lighting. Radiator.

#### BREAKFAST KITCHEN

**16'1" x 12'5" (4.90m x 3.78m)**

Fitted with a modern range of white high gloss wall and base units with granite work surface over incorporating a Franke 1 1/2 bowl sink unit with drainer. Integrated Neff oven/grill plus Neff four ring hob with stainless steel extractor hood. Space for fridge freezer. Integrated washing machine. Breakfast bar. PVCu double glazed window to the side. Recessed low voltage lighting. Cupboard housing central heating boiler. Tiled floor.



## BEDROOM 1

18'7" x 15'6" (5.66m x 4.72m)

Fitted with a range of mirror fronted wardrobes and two further storage cupboards. PVCu double glazed window to the rear. Radiator. Ceiling cornice.

## EN-SUITE

7'10" x 7'7" (2.39m x 2.31m)

Fitted with a modern white suite with chrome fittings comprising corner tiled shower cubicle, vanity wash basin and WC. Fitted storage unit. Tiled floor. Part tiled walls. Chrome heated towel rail.

## BEDROOM 2

10'1" x 9'9" (3.07m x 2.97m)

With PVCu double glazed window to the side. Radiator. Ceiling cornice.

## BATHROOM

8'4" x 6'3" (2.54m x 1.91m)

With a suite comprising panelled bath with mixer shower, wash hand basin and WC. Tiled floor. Part tiled walls. Radiator. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

Undercroft allocated parking space plus ample visitors parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 29/06/2001 and subject to a Ground Rent of £438.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

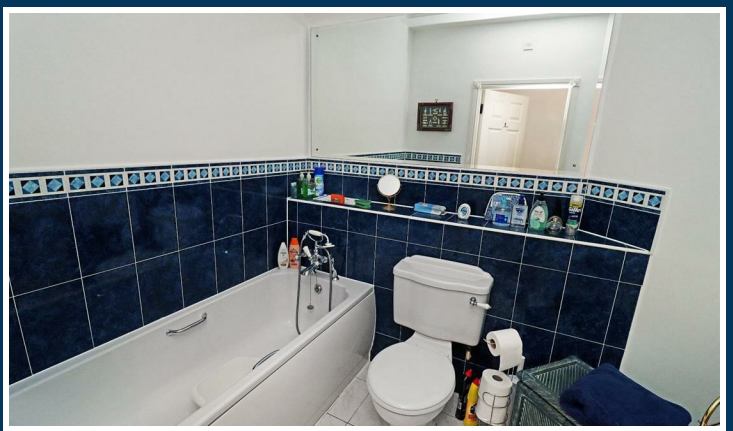
We understand the service charge is approximately £2,867.40 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band "E"

## NOTE

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



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