

5 Ack Lane West, 52 Ack Lane West

£375,000 Leasehold

POSITIONED ON THE BRAMHALL/CHEADLE HULME BORDER • PRIVATE GATED PARKING • PENTHOUSE APARTMENT •
BALCONY WITH ROOF-TOP VIEWS • NO ONWARD CHAIN • WELL-PRESENTED THROUGHOUT • TWO SPACIOUS EN-SUITE
BEDROOMS • DETACHED DOUBLE GARAGE



This is a truly brilliant chance to purchase a fantastic apartment in a sought-after location with gated parking, detached double garage, balcony and immaculate accommodation. It also presents a great rental potential with the prospect of a 5% yield.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

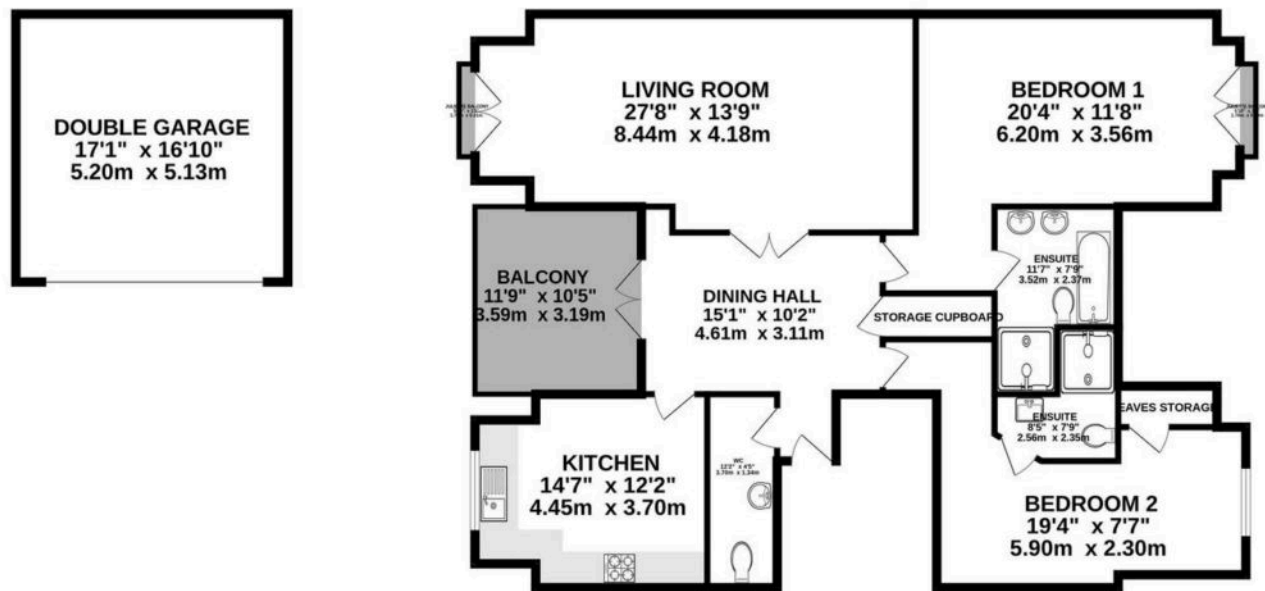
EPC Environmental Impact Rating: C



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GROUND FLOOR
1666 sq.ft. (154.8 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting behind electric gates at the foot of a long driveway there is generous parking in the secure car park and this apartment boasts its very own DETACHED DOUBLE GARAGE - a rare find with any apartment! The double garage has electric and lighting and offers a remote-controlled door. There is also a lovely communal garden that is mainly laid to lawn and fully enclosed by brick walls and mature planting.

The apartment itself sits on the top (second) floor and is the only apartment on the floor, allowing for a quiet and private setting with the security of neighbours and a communal entrance. Entering into the apartment the dining hallway boasts an impressive welcome with double doors out to a generous balcony, further double doors into a large living room, as well as doors to all other rooms - this is a real focal-point of the apartment and is a versatile space. The living room is over 8 meters in length with a Juliette balcony offering views over neighbouring homes and the communal garden. The kitchen is another well-proportioned space with modern units sitting under granite worktops. There is a larger than average WC that completes the 'daytime accommodation'.

The 'night time accommodation' consists of two double bedrooms and two modern en-suites. The master bedroom is a particularly generous space with another Juliette balcony. The en-suite boasts his 'n' hers sinks, bath, WC and a large shower. The second bedroom is another double with another en-suite, modern in its finish there is a large shower, wash hand basin and WC.

This is a fabulous and one of a kind apartment, with space, versatility and a high-spec finish. Having been updated and well-maintained it is ready to move straight into. Ideal for professionals, buy to let investors, or someone wanting the space of a house without the maintenance.

