



Thompson's Estate Agents are delighted to offer this beautifully presented 2 bedroomed ground floor apartment in the heart of the always popular Townfield Gardens development, walking distance to Altrincham town centre. In brief, the accommodation comprises of two double bedrooms, modern 3 piece fitted bathroom, 20ft lounge and dining area and separate contemporary kitchen. The property benefits from a sun-drenched patio overlooking communal gardens with parking for owners, double glazing throughout and a new heating system installed by the current owner. The development is owner-occupied only. Viewing is a must for this ready to move in property. Call the office for further details.



Entrance Hall

Carpeted flooring, ceiling light point, wall mounted radiator four storage cupboards and access to all rooms.

Lounge/Diner 20' 11" x 10' 7" (6.377m x 3.228m)

Carpeted flooring, double glazed window to the front, double glazed window and door onto the patio area, two ceiling light points, plug points, television points, two wall mounted radiators and access into the kitchen.

Kitchen 9' 4" x 7' 5" (2.852m x 2.253m)

A fully fitted kitchen with a range of white wall and base unit cupboards with contrasting roll top work surface with matching upstands. Double glazed window to the front, ceiling light point and plug points. Integrated fridge freezer, washing machine, stainless steel sink with mixer tap, gas hob, electric over and over head cooker hood. Storage cupboard with combi boiler.

Bedroom 1 10' 6" x 8' 11" (3.193m x 2.723m)

Carpeted flooring, ceiling light point, plug points, double glazed window, television point, wall mounted radiator and storage cupboard.

Bedroom 2 8' 0" x 7' 0" (2.442m x 2.135m)

Carpeted flooring, ceiling light point, plug points, double glazed window, wall mounted radiator and storage cupboard. Currently used as a home office.

Bathroom 7' 1" x 5' 6" (2.163m x 1.682m)

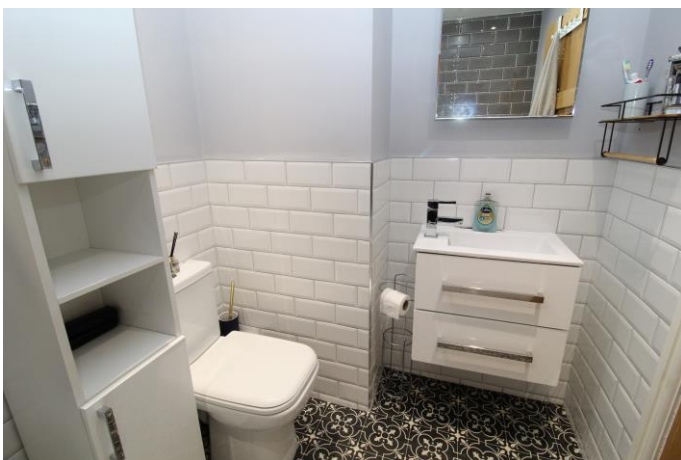
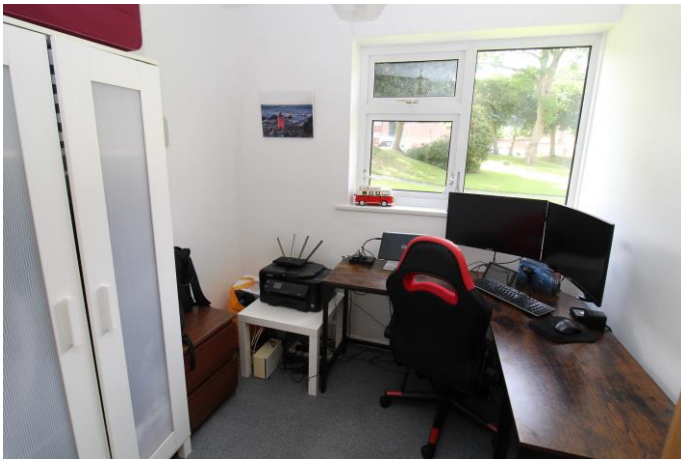
A modern fitted three piece bathroom comprising of a 'P' shaped bath with shower over, pedestal W.C and wall hung sink with vanity unit.

Externally

Tiled patio from the lounge with space for a table and chairs overlooking the communal garden area. Well kept communal gardens for resident's use. Parking spaces for residents only. Garages are available to rent from the management company at £250 per annum, subject to availability.

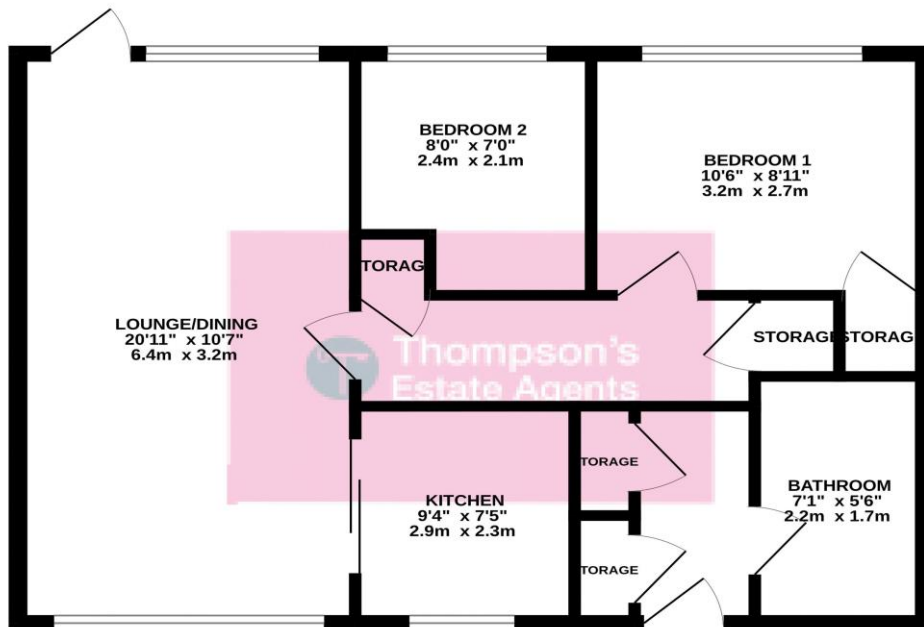
Lease

Leasehold - 999 year lease Service Charge £200.00 pcm





GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

12, Townfield Gardens Townfield Road ALTRINCHAM WA14 4DT	Energy rating D	This certificate expired on:	11 June 2024
		Certificate number:	8154-7126-2870-8465-7906

Property type	Ground-floor flat
Total floor area	57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).