



**Kentmere Road, Timperley, Trafford, WA15**

**Offers Over: £195,000**

*Leasehold*

## Kentmere Road, Timperley, Trafford, WA15

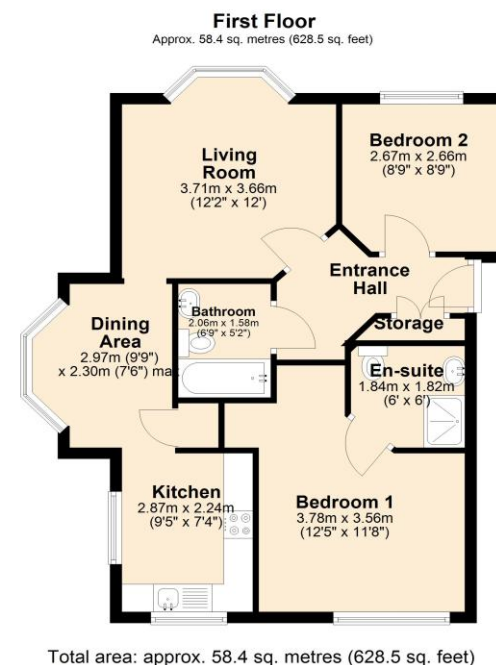
This well-presented ground floor apartment is offered to the market with no onward chain and has been recently decorated with new carpets throughout. The development enjoys attractive, well-maintained communal grounds to the rear, along with an allocated parking space.

On entering the property, you are welcomed into a spacious hallway with a useful storage cupboard and a telephone intercom system. The impressive living/ dining room is a standout feature of the home, bright, generously proportioned, and designed to create flexible zones for both relaxation and dining. A charming bay window to the side elevation floods the room with natural light while offering a peaceful outlook over the communal gardens. The modern kitchen offers a range of base and eye-level units with roll-top work surfaces, tiled splashbacks and a wall-mounted boiler.

There are two well-proportioned bedrooms, including a main bedroom with built-in storage and an en-suite shower room comprising a walk-in shower, WC and wash hand basin. The second bedroom is a comfortable double. The accommodation is completed by a three-piece family bathroom featuring a bath, WC and wash hand basin.

An ideal home for first-time buyers, downsizers or investors seeking a turnkey property in a well-kept development.

- Leasehold
- 125 years from 1 July 2004
- EPC Grade C
- Council Tax Band C
- Ground rent - £125 per year
- Service charge - £129.18 per month







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.