



19 STAMFORD GRANGE DUNHAM ROAD | ALTRINCHAM

OFFERS OVER £300,000

NO ONWARD CHAIN

A superbly proportioned first floor apartment within a prestigious retirement development positioned adjacent to Altrincham town centre. The accommodation briefly comprises large private reception hall with provision for storage, spacious sitting/dining room with feature fireplace and bay window, fitted kitchen with integrated appliances, primary bedroom with fitted furniture and en suite bathroom/WC, second double bedroom with fitted wardrobes and shower room/WC. Electric heating and PVCu double glazing. Undercroft resident parking. Visitor parking. Landscaped communal grounds.

POSTCODE: WA14 4AN

DESCRIPTION

Constructed in an attractive Victorian style, this impressive first floor retirement apartment forms part of a popular development and enjoys a pleasant setting with views over the well maintained communal grounds. Despite its tree lined position, the property is within close proximity to Altrincham town centre, where the award-winning Market Hall, a wide range of independent shops, restaurants and cafés, together with the Metrolink station, provide a wide range of amenities and convenient access to Manchester and beyond.

The accommodation exceeds 1,000 sqft and offers generously proportioned rooms throughout with the benefit of PVCu double glazing, storage heating, a video entry system and careline system. In addition, floor sensors have been installed to support additional monitoring if required.

A spacious private reception hall provides access to ample provision for storage and glazed double doors open onto an elegant sitting/dining room with angular bay window and the focal point of a traditional fireplace surround. The adjacent kitchen is fitted with an extensive range of units complemented by integrated appliances.

The primary suite comprises double bedroom with fitted furniture and en suite bathroom/WC. The second double bedroom, also with fitted furniture, is served by a shower room/WC.

The aforementioned storage incorporates a large walk-in cupboard, a separate cloaks closet with hanging space and an airing cupboard. Additional communal storage for larger items, including suitcases, is available within the secure undercroft parking area.

The development includes a residents' lounge with adjoining kitchen and lift access serves all residential levels as well as the secure undercroft parking.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Video entry system.

COMMUNAL ENTRANCE HALL

Staircase and lift to upper floors and undercroft parking area.

FIRST FLOOR

PRIVATE RECEPTION HALL

Panelled hardwood front door. Large storage cupboard with shelving. Double opening doors to additional storage plus adjacent built-in cloaks cupboard. Airing cupboard with shelving and housing the hot water cylinder. Video entry system. Illuminated coved cornice. Double opening glazed/panelled doors to:

SITTING/DINING ROOM

23'7" x 19' (7.19m x 5.79m)

Planned to incorporate:

SITTING AREA

Traditional fireplace surround with marble insert and hearth. PVCu double glazed bay window. Two wall light points. Television aerial point. Coved cornice. Storage radiator.

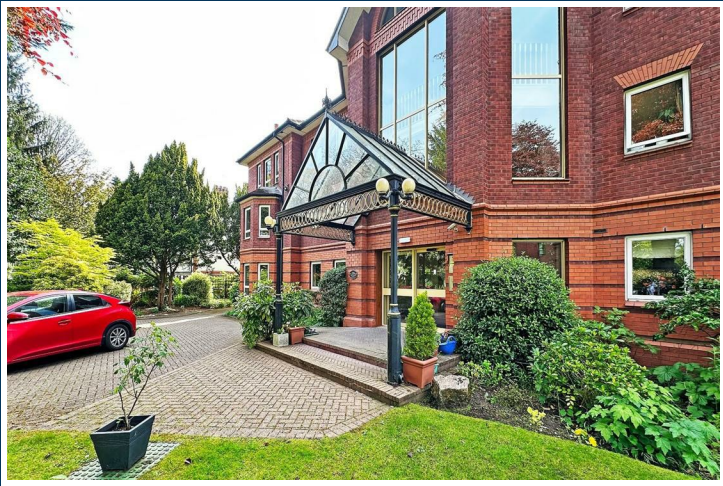
DINING AREA

PVCu double glazed window. Coved cornice. Storage radiator.

KITCHEN

13'7" x 10'6" (4.14m x 3.20m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven, four ring ceramic hob with canopy cooker hood above, fridge/freezer, dishwasher and automatic washing machine. PVCu double glazed window. Tiled effect flooring. Coved cornice. Wall mounted convector heater.



BEDROOM ONE

16'4" x 13'5" (4.98m x 4.09m)

Fitted with a six door range of wardrobes containing hanging rails and shelving. Matching chest of drawers. PVCu double glazed window. Three wall light points. Television aerial point. Coved cornice. Storage radiator.

EN SUITE BATHROOM/WC

10'3" x 9'1" (3.12m x 2.77m)

Fitted with a suite comprising panelled bath with thermostatic shower above, semi-recessed wash basin, WC with concealed cistern and bidet. Tiled walls. Shaver point. Extractor fan. Heated towel rail. Wall mounted convector heater.

BEDROOM TWO

13'5" x 8'3" (4.09m x 2.51m)

Fitted wardrobe containing hanging rail and shelving. Matching twin pedestal dressing table. PVCu double glazed window. Two wall light points. Coved cornice. Storage radiator.

SHOWER ROOM/WC

10'5" x 7'5" (3.18m x 2.26m)

Semi-recessed wash basin and low-level WC with concealed cistern. Tiled enclosure with electric shower. Tiled walls. Shaver point. Extractor fan. Heated towel rail. Wall mounted convector heater.

OUTSIDE

Designated secure under croft parking space beyond a remotely operated garage door.

Additional visitors parking.

Beautifully tended communal gardens.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 years from 1st January 1992 and subject to a Ground Rent of £275.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is approximately £4,825.00 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

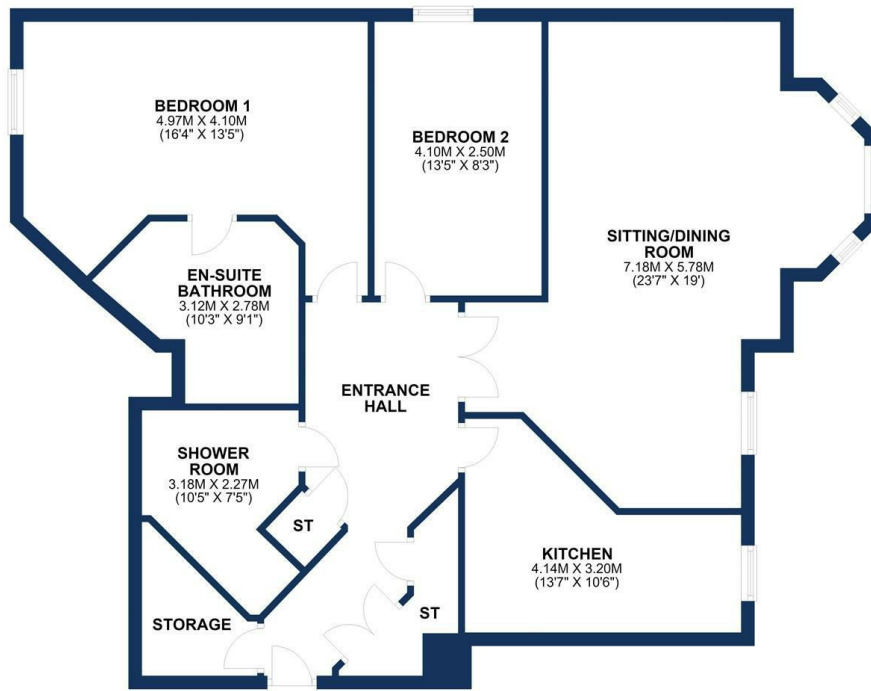
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FIRST FLOOR

APPROX. 96.6 SQ. METRES (1039.7 SQ. FEET)



TOTAL AREA: APPROX. 96.6 SQ. METRES (1039.7 SQ. FEET)

Floorplan for illustrative purposes only



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