



5 HALE COURT WILLOW TREE ROAD | HALE

£300,000

A superbly presented second floor apartment with westerly facing full width balcony and commanding tree lined views. Positioned in an ideal location just a few hundred yards from the village of Hale and less than half a mile to Altrincham town centre. The well proportioned accommodation briefly comprises private entrance hall with cloaks cupboard and storage, sitting room with contemporary fireplace and sliding windows to the paved terrace, Shaker style fitted dining kitchen with integrated appliances, two excellent bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Single garage. Resident and visitor parking. Recently improved internal communal areas.

POSTCODE: WA14 2EA

DESCRIPTION

Hale Court is a modern development of apartments positioned in an ideal location. The shopping centre of Altrincham is approximately half a mile distance with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Equally just a little closer is the fashionable village of Hale with its range of restaurants, wine bars and individual shops.

This spacious second floor apartment has the unusual benefit of a full width westerly facing paved terrace/balcony accessed from the sitting room and the commanding views are further enhanced by a variety of surrounding mature trees all of which combines to create a delightful outlook.

The internal communal areas have recently been improved and undergone a program of refurbishment including new carpets and redecoration. Upon entering the feeling of space is apparent and the generous entrance hall has provision for storage alongside a useful cloaks cupboard. The elegant sitting room features a contemporary marble conglomerate surround with coal effect fire framed in chrome and as previously mentioned sliding windows open onto the private balcony with paved terrace the full width. The naturally light dining kitchen enjoys a dual aspect and is fitted with Shaker style units complemented by wood effect work-surfaces and a range of integrated appliances.

Completing the accommodation are two excellent bedrooms and a modern bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with double glazing throughout.

Resident parking is available within the development alongside permit parking for visitors. The apartment also has the added advantage of a single garage.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Double glazed/panelled wood grain effect composite front door and PVCu double glazed side-screen. Staircase to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

11'4 x 8'10 (3.45m x 2.69m)

Veneered front door. Built-in cloaks cupboard with hanging rail and shelving. Built-in storage cupboard with shelving. Entry phone system. Coved cornice.

SITTING ROOM

16'0 x 11'11 (4.88m x 3.63m)

Marble conglomerate surround with coal/flame effect electric fire framed in chrome set upon a matching hearth. PVCu double glazed sliding windows to the paved terrace/balcony (21'0" x 3'11"). Coved cornice. Radiator.

DINING KITCHEN

16'0 x 9'0 (4.88m x 2.74m)

Fitted with a range of Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated AEG appliances include an electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above and fridge/freezer. Recess for a slimline dishwasher and automatic washing machine. Ample space for a table and chairs. Concealed wall mounted gas central heating boiler. Built-in storage cupboard. PVCu double glazed windows to the front and side. Tile effect flooring. Recessed low-voltage lighting. Radiator.



BEDROOM ONE

14'6 x 9'11 (4.42m x 3.02m)

PVCu double glazed window to the rear. Recess with ample space for wardrobes. Coved cornice. Radiator.

BEDROOM TWO

11'8 x 7'0 (3.56m x 2.13m)

PVCu double glazed window to the rear. Wood effect flooring. Radiator.

BATHROOM

8'10 x 5'7 (2.69m x 1.70m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus electric shower and screen above, pedestal wash basin with mixer tap and low-level WC. Mirror fronted cabinet. Opaque PVCu double glazed window to the side. Mosaic tile effect flooring. Recessed LED lighting. Extractor fan. Radiator.

OUTSIDE

GARAGE

Up and over door. Shelving.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years from 24th June 1981 and subject to a Ground Rent of £25.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

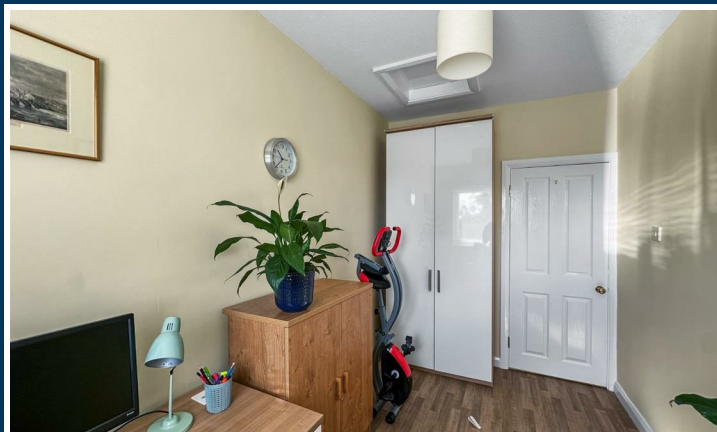
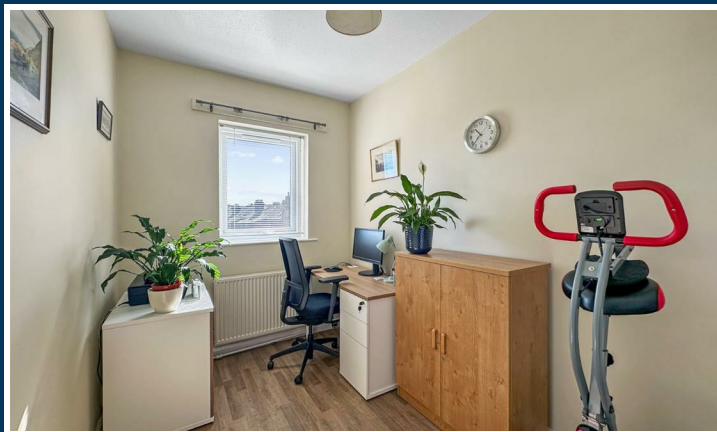
We understand the service charge is approximately £1,560.00 per annum (£130.00 calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band D.

NOTE

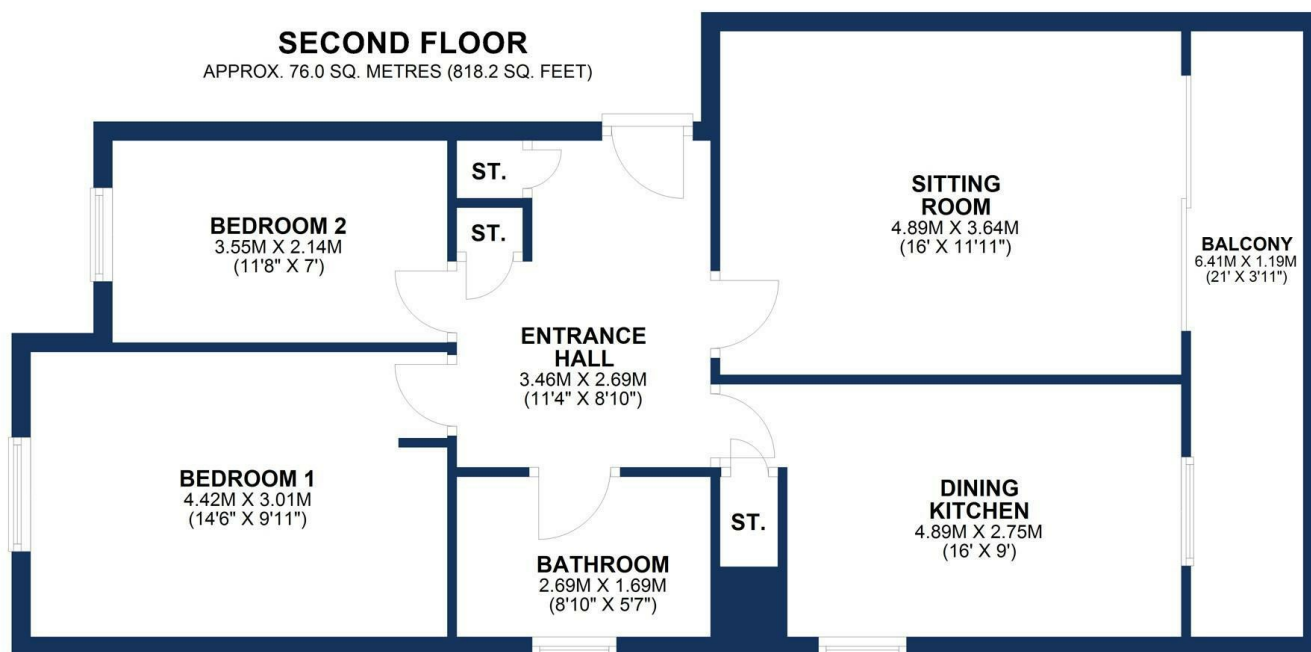
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 76.0 SQ. METRES (818.2 SQ. FEET)



TOTAL AREA: APPROX. 76.0 SQ. METRES (818.2 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARN S

292 HALE ROAD, HALE BARN S
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM