



31 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

£125,000

Occupying an excellent position within this attractive development of retirement apartments with southerly facing views toward the park and positioned at first floor level. The accommodation briefly comprises private entrance hall, dual aspect sitting room with tree lined views, fitted kitchen with integrated appliances, generous double bedroom with fitted furniture, modern shower room/WC. Electric heating and double glazing. Resident & visitor parking. ideal All the facilities of a McCarthy & Stone retirement development. Ideal location midway between Hale and Altrincham.

POSTCODE: WA14 2LR

DESCRIPTION

Positioned at first floor level this apartment occupies an excellent position within this ever popular retirement development. Being on the southerly side there are delightful views over the well stocked grounds towards the adjacent tree lined park.

The location is ideal being a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all of the facilities of a McCarthy & Stone development including a resident House Manager, Careline system within the apartment, kitchen, laundry and guest suite that may be reserved for visiting friends and relatives at a relatively modest cost. There is also a thriving community with regular social events mainly held within the residents lounge which is tastefully furnished and appointed.

The naturally light interior includes a dual aspect sitting/dining room with the focal point of a period style fireplace and double opening glazed doors lead from this spacious reception room onto the adjoining Shaker style fitted kitchen which enjoys views across the well maintained communal gardens. The excellent bedroom is fitted with mirror fronted wardrobes and also overlooks the manicured lawns. Completing the accommodation there is a superbly appointed modern shower room/WC.

Electric heating has been installed together with double glazing throughout.

Resident and visitor parking is available within the development.

In conclusion, a fine apartment perfectly positioned and available with early possession.

ACCOMMODATION

GROUND FLOOR: COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the house manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

FIRST FLOOR: PRIVATE ENTRANCE HALL

Panelled hardwood front door. Built in airing/storage cupboard with shelving and housing the hot water cylinder. Entry phone system. Coved cornice.

SITTING/DINING ROOM

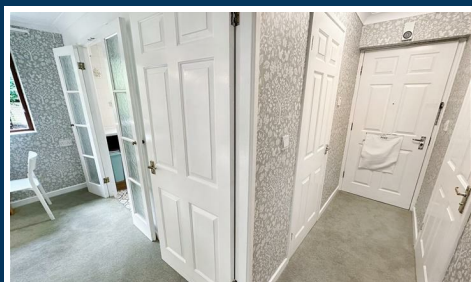
15'6" x 10'4" (4.72 x 3.15)

A dual aspect reception room with the focal point of a period style fireplace surround with marble conglomerate insert and hearth flanked by wall light points to both sides. Timber framed double glazed windows to the side and rear overlooking the manicured grounds. Wall light point. Coved cornice. TV/SAT/FM point. Slimline storage radiator. Double opening opaque glazed doors to:

KITCHEN

7'5" x 7'0" (2.26 x 2.13)

Fitted with a range of Shaker style wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink beneath a timber framed double glazed window providing tree lined views. Tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with canopy extractor fan above. Recess for a fridge and freezer. Tile effect flooring. Coved cornice. Wall mounted convector heater.



BEDROOM

15'9" x 8'11" (4.80 x 2.72)

Including built-in mirror fronted wardrobes containing hanging rails and shelving. Views toward the adjacent park through a timber framed double glazed window. Three wall lights. Coved cornice. Slimline storage radiator.

SHOWER ROOM/WC

6'7" x 5'6" (2.01 x 1.68)

Fitted with a modern white/chrome vanity wash basin with mixer tap and low-level WC. Large corner shower enclosure with electric shower. Stone effect wall panels. Extractor fan. Chrome heated towel rail.

OUTSIDE

With undulating lawns, central paved area and surrounding flowerbeds all screened by a variety of mature trees and enjoying views in a southerly direction.

Resident and visitor parking.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 years from 1994 and subject to a Ground Rent of £516.36 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

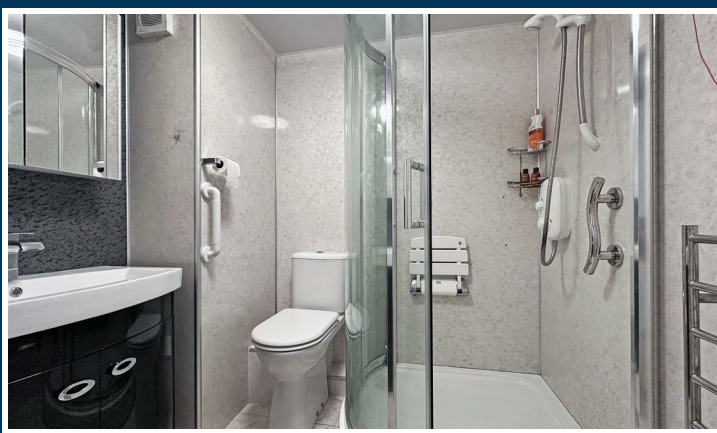
We understand the service charge is £3,743.78 per annum. This includes remuneration of the house manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates. 24 hour emergency call system with pull cords in all rooms. Full details and costs will be provided by our client's Solicitor.

COUNCIL TAX

Band "D"

NOTE

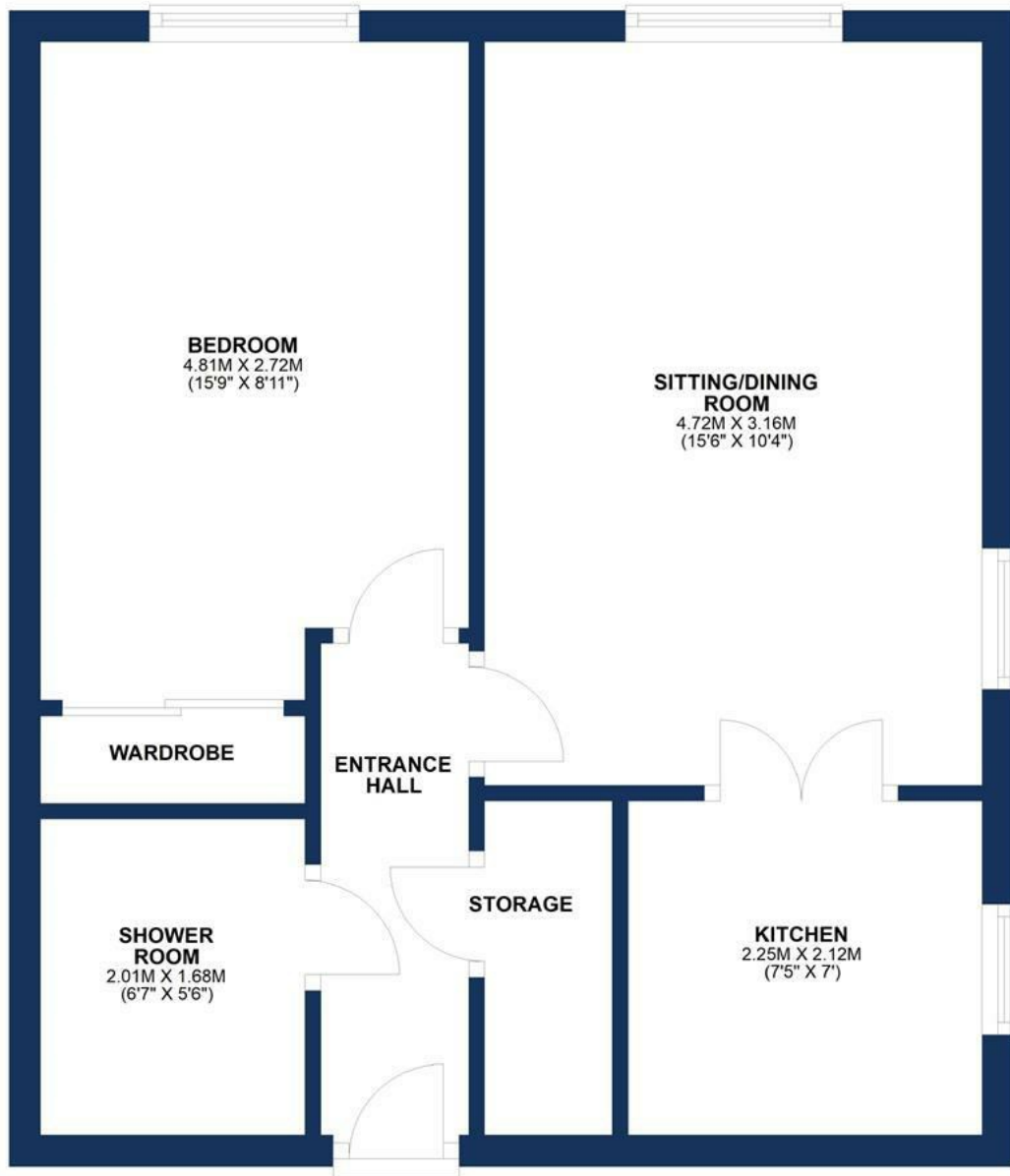
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 41.5 SQ. METRES (447.0 SQ. FEET)



TOTAL AREA: APPROX. 41.5 SQ. METRES (447.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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