IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

APARTMENT 2 WELLINGTON HOUSE 73 WELLINGTON ROAD | TIMPERLEY

£350,000

NO ONWARD CHAIN A superbly presented luxury ground floor apartment constructed in 2004 by Linden Homes with access to an outdoor patio seating area. An attractive building set within well maintained and presented gardens including ample off road parking for residents and visitors alike. The accommodation is approached via the secure communal entrance hall with lift and stairs to all floors. Large entrance hall with fitted storage cupboard. Impressive living room with door leading onto a patio seating area with communal gardens beyond, dining kitchen, master bedroom/en suite shower room, plus further double bedroom & family bathroom/WC.

POSTCODE: WA15 7RH

DESCRIPTION

A superbly presented luxury ground floor purpose built apartment constructed in 2004 by Linden Homes. An extremely attractive building set within well maintained and presented gardens including ample off road parking for residents and visitors. A stylish and elegant development of just 15 apartments built to the high standards of modern technology yet retaining the features of Victorian craftsmanship.

The main building is approached through a glass panelled hardwood door leading to the foyer via an audio and video entry system. Within the entrance area there are both staircase and lift to the upper floors.

This apartment is positioned toward the back of the building enjoying a high degree of privacy and features an L shaped hallway with fitted storage cupboard and providing access into the rear living room complete with access to a covered patio area which leads onto the communal garden. The living room then opens onto an impressive fitted kitchen recently installed and with a range of integrated appliances and with an adjacent dining area with fitted storage cupboard off. There are two double bedrooms, the master benefiting from an en suite shower room/WC and a second serviced by the main bathroom/WC. The flats are centrally wired for satellite TV with connections in the living rooms.

The communal gardens back on to school playing fields and the property also has an open aspect to the front over Timperley Sports club and Altrincham golf course. The gardens are laid mainly to lawn and have an array of well stocked flowerbeds with mature tree and shrub borders.

The location is superb being about ½ mile distant from the comprehensive market town of Altrincham where there is the Metrolink commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways and Manchester International Airport. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb property which needs to be seen to be appreciated.

ACCOMMODATION

COMMUNAL ENTRANCE HALL
Secure entry system.

PRIVATE ENTRANCE HALL
14'0" x 13'6" maximum measurements (4.27 x 4.14 maximum measurements)

With hardwood front door. Large storage cupboard. Video entry system. Radiator. Ceiling cornice. Telephone point.

LIVING ROOM
20'10" x 10'10" (6.35m x 3.30m)

A superb reception room with PVCu double glazed door leading onto the covered patio seating area with lawned gardens beyond. PVCu double glazed bay window to the rear. PVCu double glazed window to the side. Radiator. Television aerial point. Telephone point. Ceiling cornice. Opening to:

DINING KITCHEN
14'6" x 9'9 (4.42m x 2.97m)

Installed within the last 12 months the kitchen area is fitted with a comprehensive range of high gloss wall and base units with contrasting work surfaces over incorporating sink unit with drainer. Integrated Siemens double oven/grill plus four ring gas hob with stainless steel extractor hood. Siemens full size dishwasher. Neff fridge freezer. Smeg washing machine. Kardean flooring. Glass splashback. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Adjacent dining area with ample space for dining suite and access to a fitted storage cupboard which houses the gas central heating boiler installed 18 months ago. Radiator. Ceiling cornice.

BEDROOM 1
16'4" x 11'0" (4.98m x 3.35m)
With fitted wardrobes and overhead cupboards. Two PVCu double glazed windows to the rear. Radiator. Television aerial point. Telephone point.

EN SUITE
7'9" x 5'3" (2.36m x 1.60m)
With a suite comprising large walk in shower cubicle, WC and wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Half tiled walls.

BEDROOM 2
11'10" x 8'4" (3.61m x 2.54m)
With PVCu double glazed window to the rear. Fitted wardrobes. Television aerial point. Radiator.

BATHROOM
7'7" x 6'7 (2.31m x 2.01m)
With a modern white suite with chrome fittings comprising panelled bath with mixer shower, WC and wash hand basin. Tiled splashback. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE
There is an allocated parking space and visitors parking is also available and accessed via double electric gates to the front of the development. There are beautifully presented and well maintained communal gardens to the front and rear of the property which create an ideal setting.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Borough Council Band "D"

TENURE
We are informed the property is held on a leasehold basis for a term of 999 years from 2004 with a ground rent of £XXXXXX payable per annum. This should be verified by your Solicitor.

SERVICE CHARGE
£180 per calendar month to include buildings insurance, lift maintenance and insurance, maintenance and cleaning of the communal areas, window cleaning, gardening and general repairs etc.

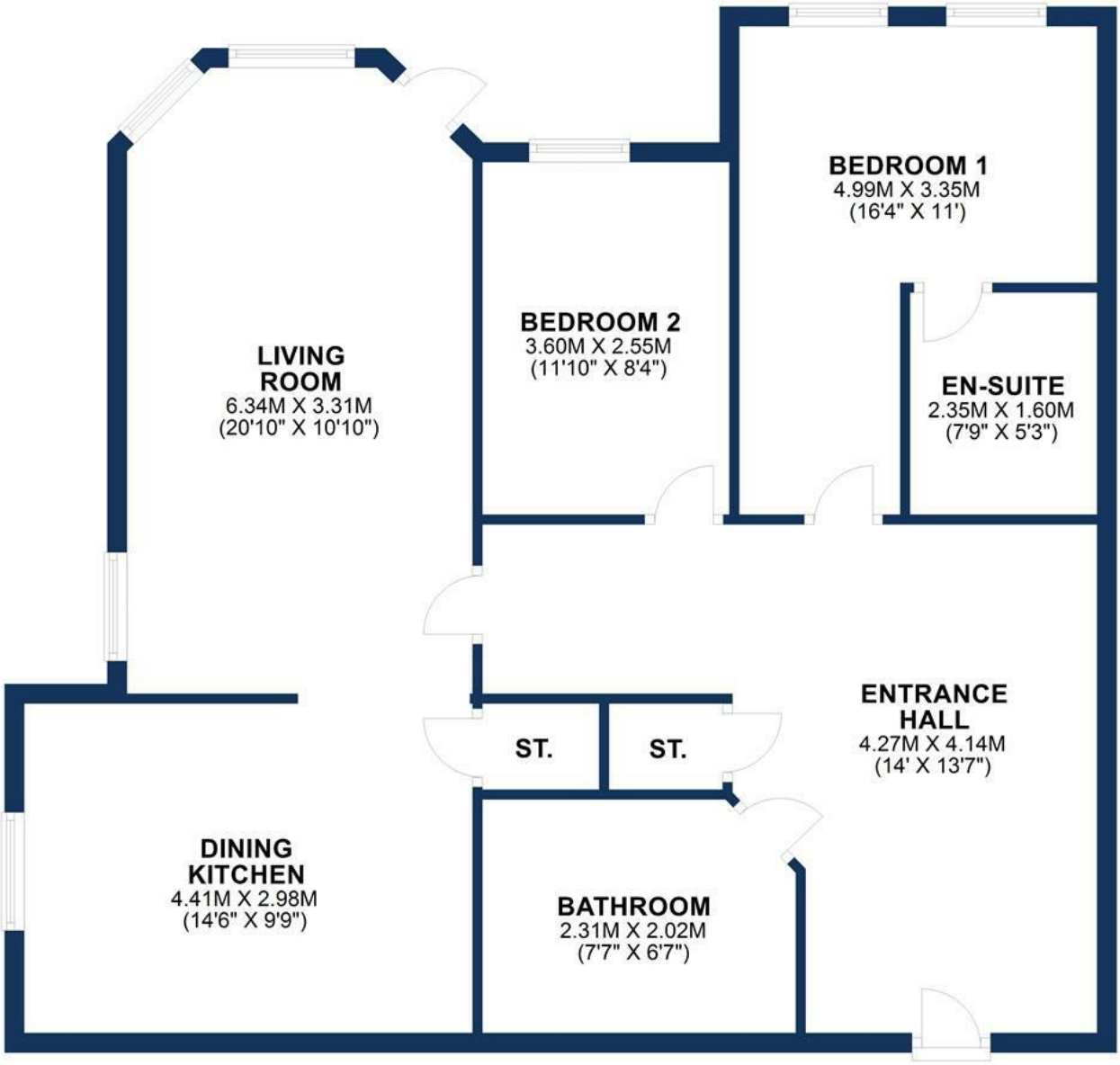
Ground Rent 346.60, per annum, payable on 31st dec

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

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 99.2 SQ. METRES (1067.6 SQ. FEET)



TOTAL AREA: APPROX. 99.2 SQ. METRES (1067.6 SQ. FEET)

Floorplan for illustrative purposes only

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