



APARTMENT 7 20 ROSEFINCH ROAD | ALTRINCHAM

£210,000

NO ONWARD CHAIN A generously proportioned second floor apartment positioned in the ever popular Stamford Brook development. The well presented accommodation briefly comprises secure communal reception area, private entrance hall with built-in storage/utility cupboard, full depth open plan living/dining kitchen with integrated appliances and superb tree lined views, primary bedroom with en suite shower room/WC, further double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Allocated parking for residents plus visitor parking and communal gardens. Ideal location approximately one mile from the award winning town centre of Altrincham.

POSTCODE: WA14 5YB

DESCRIPTION

Built by Messrs Bryant Homes and Redrow Homes in conjunction with the National Trust, this contemporary apartment forms part of the ever popular Stamford Brook development. The property sits in a convenient location with the comprehensive shopping centre of Altrincham approximately one mile distance along with the transport interchange which provides a commuter service into Manchester via the Metrolink tram system. Stations are also available at Navigation Road and Timperley.

The generously proportioned and well presented accommodation is approached beyond a secure communal reception area with staircase to the second floor. The private entrance hall is spacious in addition to a built-in storage/utility cupboard and provides access to all rooms. The superb full depth open plan living space includes a kitchen fitted with a comprehensive range of units and integrated appliances and includes ample space for a dining suite with the sitting area enjoying commanding tree lined views through an unusual wrap around window.

The excellent primary bedroom benefits from a modern en suite shower room/WC and there is a further double bedroom served by a bathroom/WC with white suite and chrome fittings.

Resident and visitor parking is allocated within the development and there are also communal gardens laid mainly to lawn with a variety of surrounding mature trees combining to create an attractive setting.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure entry system. Individual mail boxes and staircase to all levels.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood panelled front door. Storage/utility cupboard with shelving and plumbing for an automatic washing machine. PVCu double glazed window. Laminate wood flooring. Entry phone. Radiator.

LIVING/DINING KITCHEN

23'5 x 11'8 (7.14m x 3.56m)

Planned to incorporate:

LIVING AREA

PVCu window to a dual aspect. Laminate wood flooring. Radiator.

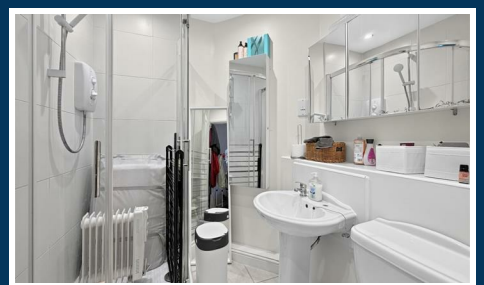
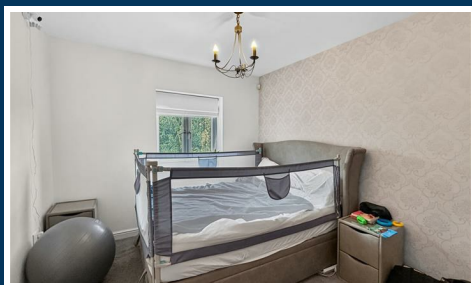
DINING KITCHEN

Fitted with a range of light wood wall and base units beneath heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill and four ring gas hob with stainless chimney cooker hood above. Recess for a dishwasher and space for a fridge/freezer. Ample space for a dining suite. PVCu double glazed window. Laminate wood flooring. Recessed LED lighting. Radiator.

BEDROOM ONE

12'10 x 9'11 (3.91m x 3.02m)

PVCu double glazed window. Radiator.



EN SUITE SHOWER ROOM/WC

7'4 x 6'0 (2.24m x 1.83m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Mirror fronted cabinet. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

15'2 x 7'8 (4.62m x 2.34m)

PVCu double glazed window. Radiator.

BATHROOM/WC

6'6 x 6'5 (1.98m x 1.96m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and set within tiled surrounds, pedestal wash basin and low-level WC. Mirror fronted cabinet. Opaque PVCu double glazed window. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Allocated resident and visitor parking.

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 99 years from 5th January 2021 and subject to a Ground Rent of £150.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

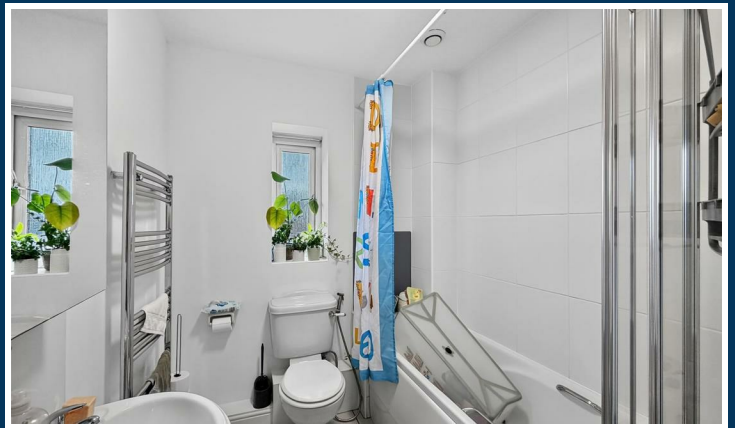
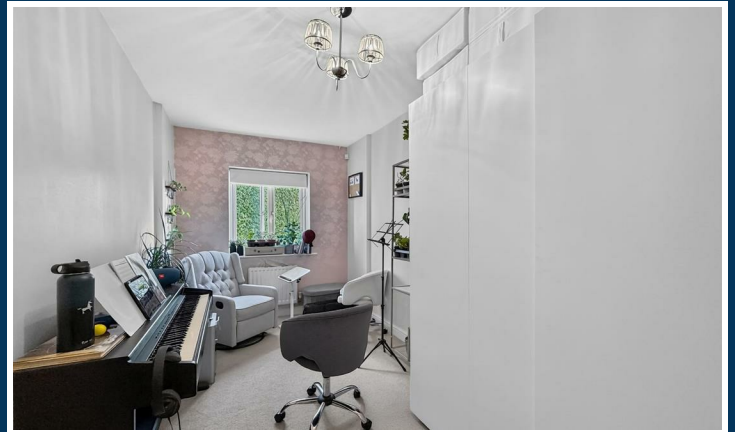
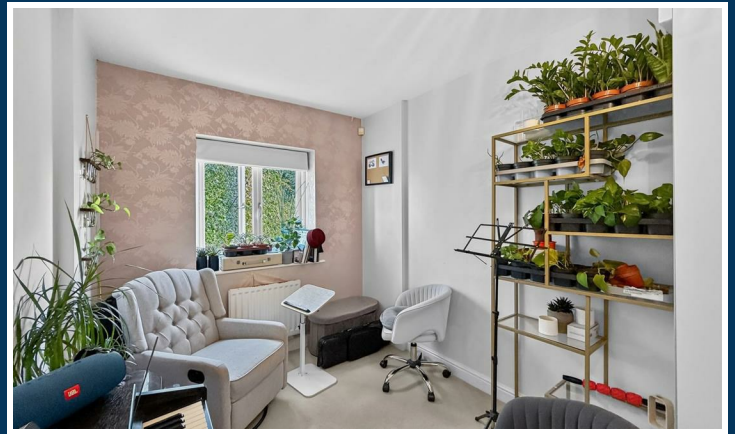
We understand the service charge is approximately £1,345.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band C

NOTE

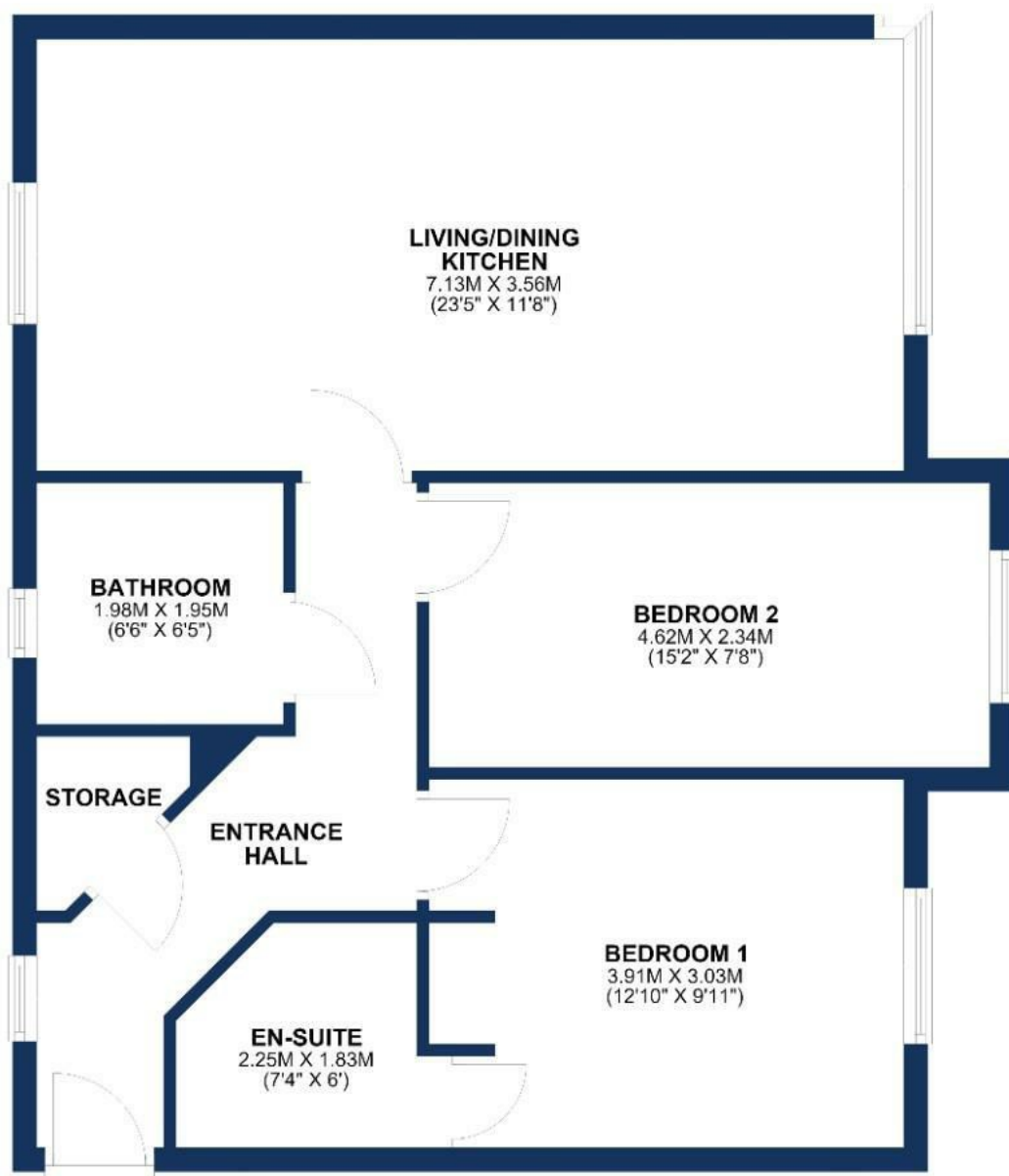
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SECOND FLOOR

APPROX. 66.9 SQ. METRES (720.2 SQ. FEET)



TOTAL AREA: APPROX. 66.9 SQ. METRES (720.2 SQ. FEET)

Floorplan for illustrative purposes only



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