



## APARTMENT 30 35 WELLINGTON ROAD | TIMPERLEY

£275,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb and larger than average second floor apartment positioned on the South side of the development and within easy reach of Timperley village centre, Altrincham town centre and Navigation Road Metrolink station. The accommodation briefly comprises secure communal entrance hall, lift (directly adjacent to front door of the apartment) and stairs to upper floors, private entrance hall with storage cupboard, sitting room with dual aspect windows, L shaped dining kitchen, principal bedroom with en-suite shower room/WC plus further double bedroom and main bathroom/WC. Allocated residents parking plus visitors parking on site. Viewing is essential to appreciate the proportions of the accommodation on offer.



**POSTCODE: WA15 7RD**

## DESCRIPTION

A larger than average second floor apartment within this ever popular Wellington Court. The property is set well back from a leafy road and stands within mature grounds and benefits from allocated residents and visitors parking. The location is ideal being approximately 1/2 mile distant from the market town of Altrincham and the property is also well placed for access to Navigation Road Metrolink station and lying within walking distance of highly regarded primary and secondary schools.

The development is approached over a communal driveway which leads onto the parking area for residents and visitors. The building is accessed via a secure entry system with lift and stairs to all floors. This apartment is on the second floor and the entrance hall provides a large storage cupboard and access to all rooms. Towards the front of the property there is a separate sitting room with dual aspect windows whilst to the rear is a separate L shaped breakfast kitchen with a comprehensive range of light wood units.

The principal bedroom benefits from an en-suite shower room/WC whilst the second bedroom is served by the main bathroom/WC.

PVCu double glazing has been installed throughout together with electric heating.

Viewing is highly recommended to appreciate the standard of accommodation on offer and also the position.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry. Lift and stairs to all floors.

#### PRIVATE ENTRANCE VESTIBULE

With hardwood front door. Solid engineered dark oak flooring. Opening to:

#### ENTRANCE HALLWAY

With cloaks cupboard. Phone entry system. Electric radiator. Solid engineered dark oak flooring. Loft access hatch.

#### SITTING ROOM

**16'5" x 12'5" (5.00m x 3.78m)**

With dual aspect windows. Two electric radiators. Television/telephone/data point.

#### DINING KITCHEN

**12'6" x 12'6" maximum measurements (3.81m x 3.81m maximum measurements)**

A bright well lit kitchen with ample space for a dining table and chairs and fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus electric hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Solid engineered dark oak flooring. Space for dining suite. Tiled splashback.



## BEDROOM 1

12'8" x 11'6" (3.86m x 3.51m)

PVCu double glazed window to the front. Electric radiator. Telephone point.

## EN-SUITE

9'1" x 5'6" (2.77m x 1.68m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Chrome heated towel rail. Solid engineered dark oak flooring. Part tiled walls. Extractor fan.

## BEDROOM 2

17'6" x 9'10" (5.33m x 3.00m)

PVCu double glazed window to the front. Electric radiator. Storage cupboard.

## BATHROOM

6'8" x 6'6" (2.03m x 1.98m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Solid engineered dark oak flooring. Chrome heated towel rail. Part tiled walls. Extractor fan.

## OUTSIDE

Allocated residents parking plus visitors spaces also available. Landscaped communal gardens to the front and side.

## SERVICES

Mains water, electric and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

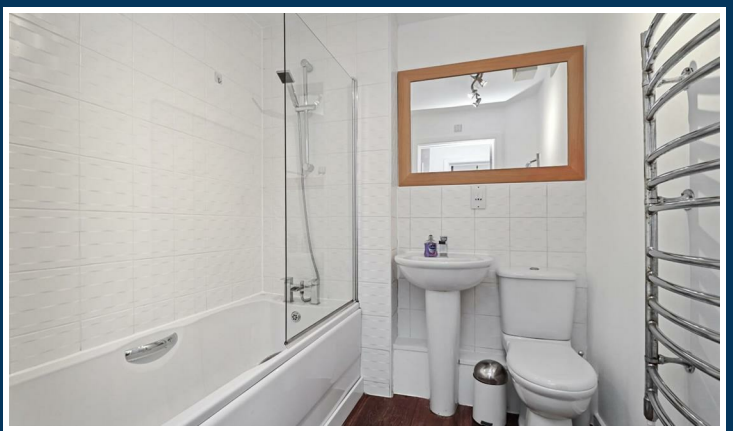
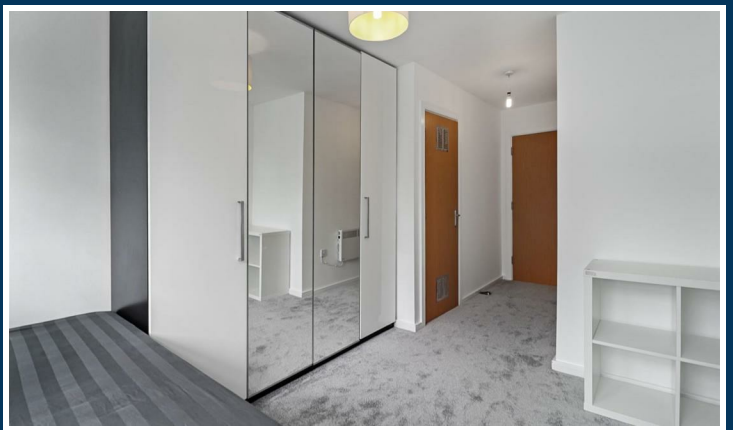
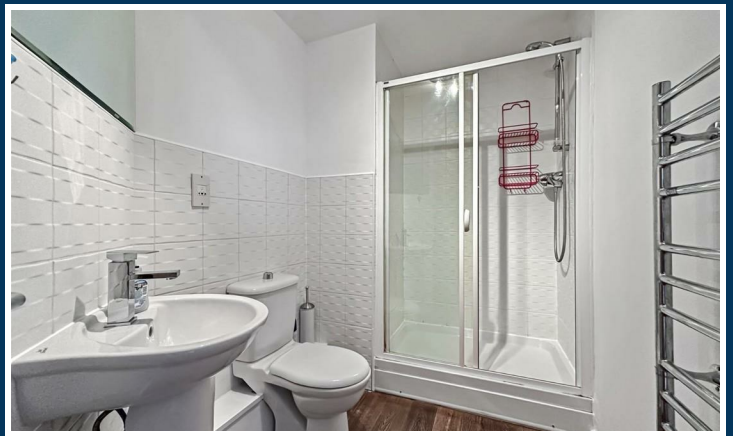
We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 01/01/2004 and subject to a Ground Rent of £250.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is approximately £115.00 pcm, this includes cleaning, lighting of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. Full details will be provided by our clients Solicitor.

## NOTE

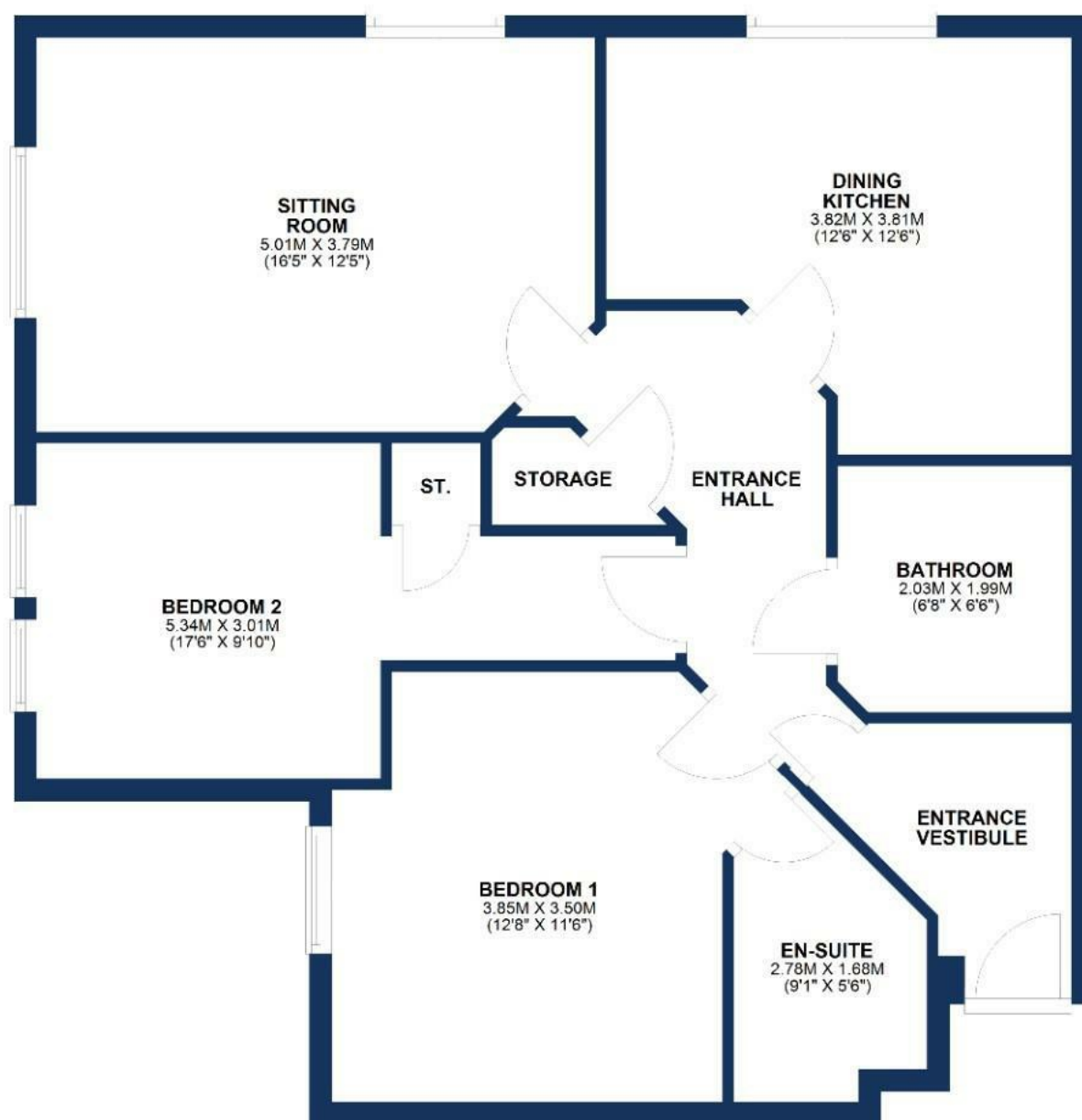
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

## SECOND FLOOR

APPROX. 78.7 SQ. METRES (847.6 SQ. FEET)



TOTAL AREA: APPROX. 78.7 SQ. METRES (847.6 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