



## SIR WILLIAMS COURT APARTMENT W 186 HALL LANE | MANCHESTER

£185,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly presented and proportioned larger than average two bedroom apartment situated on the top floor complete with private balcony overlooking the communal gardens. Internally the accommodation is approached via a secure communal entrance hall and there is a private entrance hall leading onto the two double bedrooms, kitchen fitted with a comprehensive range of light wood wall and base units and with space for dining suite and opening onto a separate living room which in turn leads onto the balcony and the accommodation is completed by the bathroom/WC. There are views over the communal gardens and parkland and there is allocated residents and visitors parking. Viewing is highly recommended.

**POSTCODE: M23 1NB**

## DESCRIPTION

Sir Williams Court is in an ideal location with superb communication links being within easy reach of the surrounding network of motorways and the Metrolink providing a commuter service into Manchester and Wythenshawe Hospital close by. The development is approached via wrought iron electric gates which provide access to the allocated residents and visitors parking. The building is entered by a secure communal entrance hall with stairs leading to all floors. This apartment is situated on the third floor and offers unrivalled larger than average accommodation which needs to be seen to be appreciated. Within the entrance hall there is access to a large store cupboard and to one side is the kitchen fitted with a comprehensive range of light wood units and with ample space for dining suite and opening onto an impressive separate sitting room with doors leading onto the balcony. To the other side there are two bedrooms serviced by the family bathroom/WC. The principal bedroom benefits from a dressing area with fitted wardrobes and dual aspect windows. Gas fired central heating has been installed together with PVCu double glazing.

A superb apartment in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

With stairs to all floors and secure entry system.

### THIRD FLOOR

#### PRIVATE ENTRANCE HALL

Hardwood front door. Laminate flooring. Storage cupboard housing the combination gas central heating boiler. Velux window to the rear. Telephone point. Phone entry system. Radiator.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING

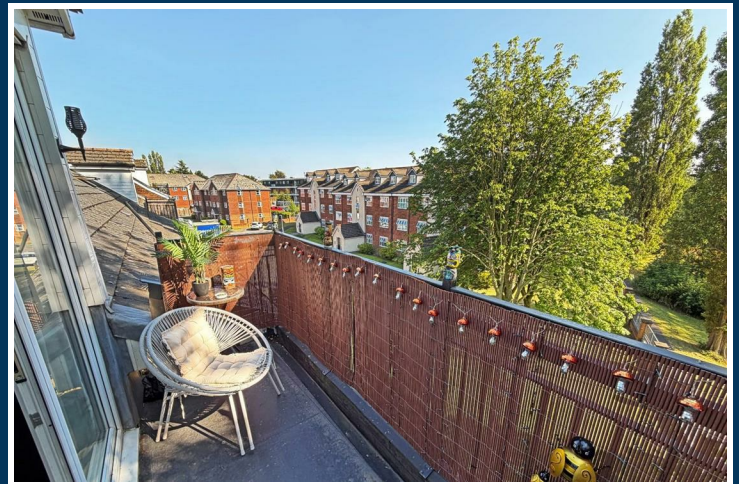
**23'1" x 21'7" (7.04m x 6.58m)**

#### DINING KITCHEN

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Tiled splashback. PVCu double glazed window to the front plus Velux window to the rear. Laminate flooring. Ample space for dining suite. Radiator. Recessed low voltage lighting. Opening to:

#### SITTING ROOM

With a focal point of a wall mounted fire. Laminate flooring. Recessed low voltage lighting. Television aerial point. Telephone point. Space for living suite. Door to balcony.



## BEDROOM 1

18'9" x 11'6" (5.72m x 3.51m)

With separate dressing area with mirror fronted fitted wardrobes. PVCu double glazed window to the front plus Velux window to the rear. Radiator.

## BEDROOM 2

11'0" x 10'3" (3.35m'0.00m x 3.12m)

PVCu double glazed window to the front. Laminate flooring. Recessed low voltage. Loft access hatch. Radiator.

## BATHROOM

6'11" x 5'10" (2.11m x 1.78m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Laminate flooring. Velux window to the rear. Radiator. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

## BALCONY

11'11" x 5'1" (3.63m x 1.55m)

A superb seating area with views over the communal gardens.

There is allocated residents and visitors parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Manchester Band "B"

## TENURE

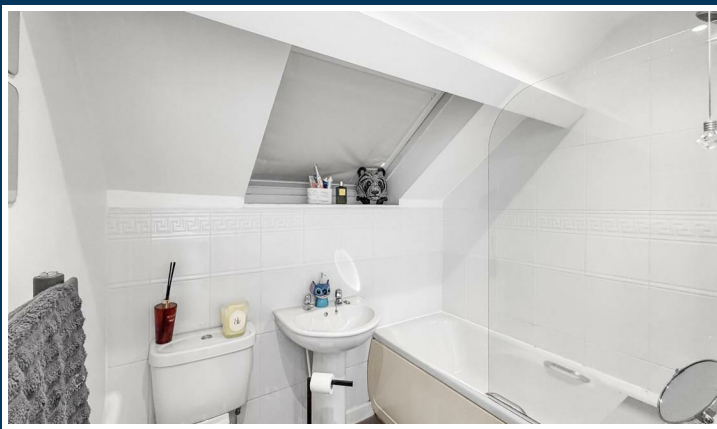
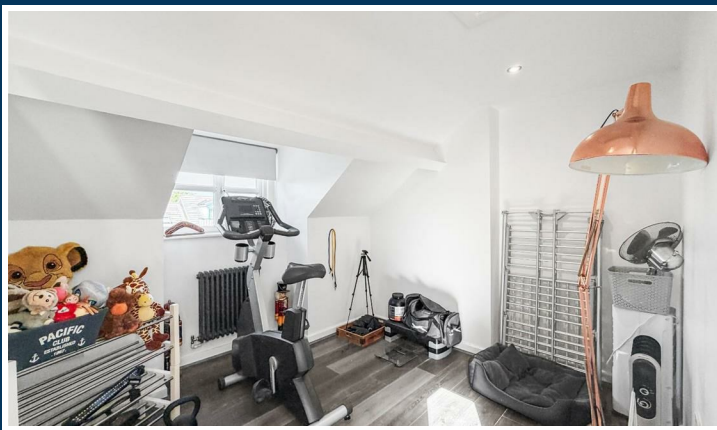
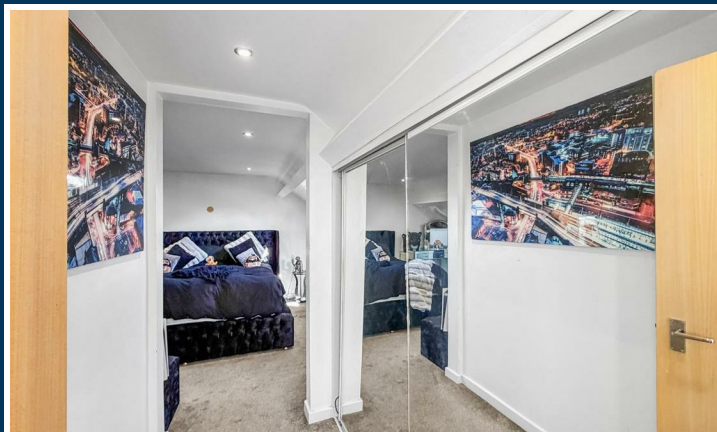
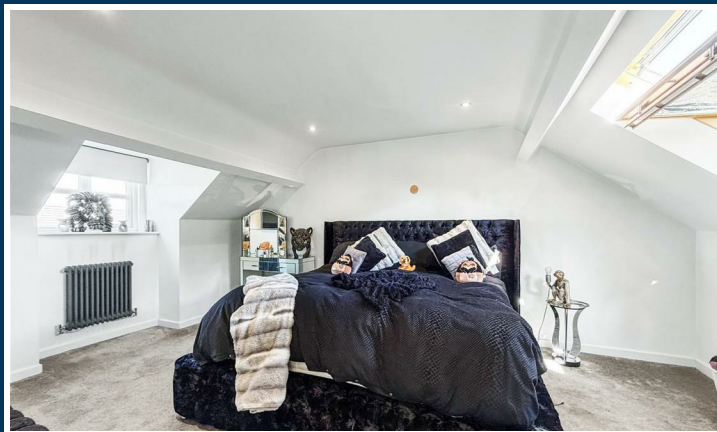
We are informed the property is held on a Leasehold basis for the residue of a 146 year term commencing 01/01/2004. Full details will be provided by our clients Solicitor.

## SERVICE CHARGE

The service charge and ground rent are currently £1,334.10 per annum. Full details will be provided by our clients Solicitor.

## NOTE

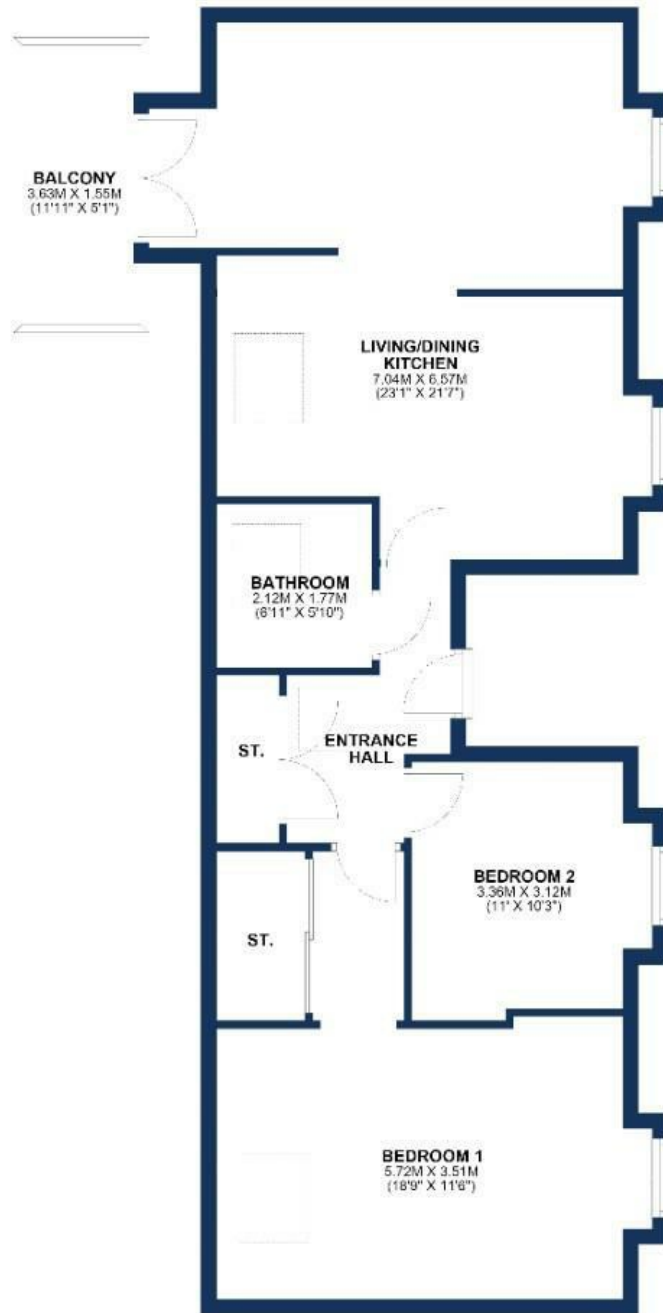
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### THIRD FLOOR

APPROX. 90.4 SQ. METRES (973.4 SQ. FEET)



TOTAL AREA: APPROX. 90.4 SQ. METRES (973.4 SQ. FEET)

For plan for illustrative purposes only.



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