



APARTMENT 73 51 DEANS GATE LANE | TIMPERLEY

£99,975

*****50% SHARED OWNERSHIP***** A superbly presented and proportioned third floor apartment in this ever popular development within walking distance of Timperley/Navigation Road Metrolink stations and with local shops at the bottom of Deansgate Lane and Park Road. Secure gates provide access to the development where there is an allocated residents parking space plus visitors parking space. Secure communal entrance hall provides lift and stairs to all floors. The private entrance hall has access to a large store cupboard and provides access to all rooms. There is an impressive open plan living dining kitchen plus two double bedrooms plus bathroom/WC. Viewing is highly recommended to appreciate the proportions and position of the property on offer.

POSTCODE: WA14 1SP

DESCRIPTION

The Bridge is a modern development which offers a variety of contemporary apartments in a very convenient location. Timperley Metrolink station is a short walk away and local shops can be found at the bottom of Deansgate Lane and also on Park Road. The property is also well placed being within the catchment area of highly regarded primary and secondary schools.

This particular apartment is positioned on the third floor and the accommodation is approached via a secure communal entrance hall with lift and stairs to all floors. The private entrance hall offers a large storage cupboard and has access to all rooms. There is an impressive open plan living sitting/dining room with Juliette balcony and opening onto the fitted kitchen. There are two double bedrooms and the accommodation is completed by the bathroom/WC.

Secure gates provide entry into the development and there is a residents allocated parking space plus visitors parking.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

Secure communal entrance hall. Lift and stairs to all floors.

THIRD FLOOR

PRIVATE ENTRANCE HALL

Welcoming entrance hall with storage cupboard which also houses the hot water cylinder. Video entry system. Electric radiator. Hardwood front door.

SITTING/DINING ROOM

22'3" x 14'8" (6.78m x 4.47m)

With ample space for living and dining suites. PVCu double glazed double doors to Juliette balcony. Television aerial point. Telephone point.

KITCHEN

11'4" x 6'5" (3.45m x 1.96m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob. Space for fridge freezer and plumbing for washing machine. PVCu double glazed window. Tiled splashback. Laminate flooring. Extractor fan.

BEDROOM 1

15'10" x 10'8" (4.83m x 3.25m)

PVCu double glazed window. Electric radiator. Ample space for wardrobe.



BEDROOM 2

10'4" x 9'6" (3.15m x 2.90m)

PVCu double glazed window. Electric radiator.

BATHROOM

8'11" x 6'1" (2.72m x 1.85m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Tiled splashback. Heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

Residents and visitors parking.

SERVICES

Services mains electric, water and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "C"

TENURE

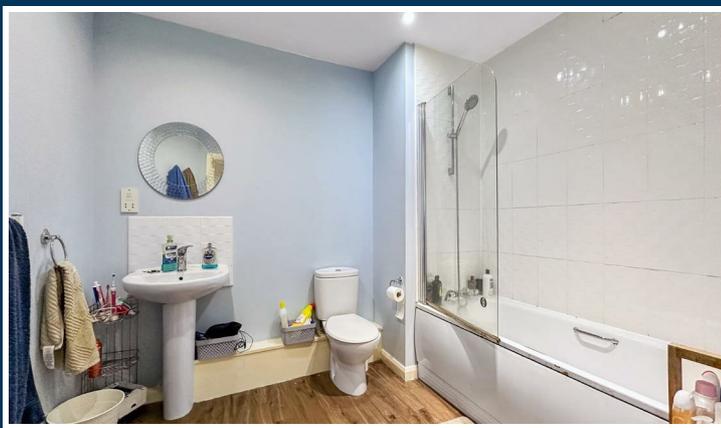
We are informed the property is held on a Leasehold basis for the residue of a 125 year commencing 11/12/2020. This should be verified by your Solicitor.

SERVICE CHARGE

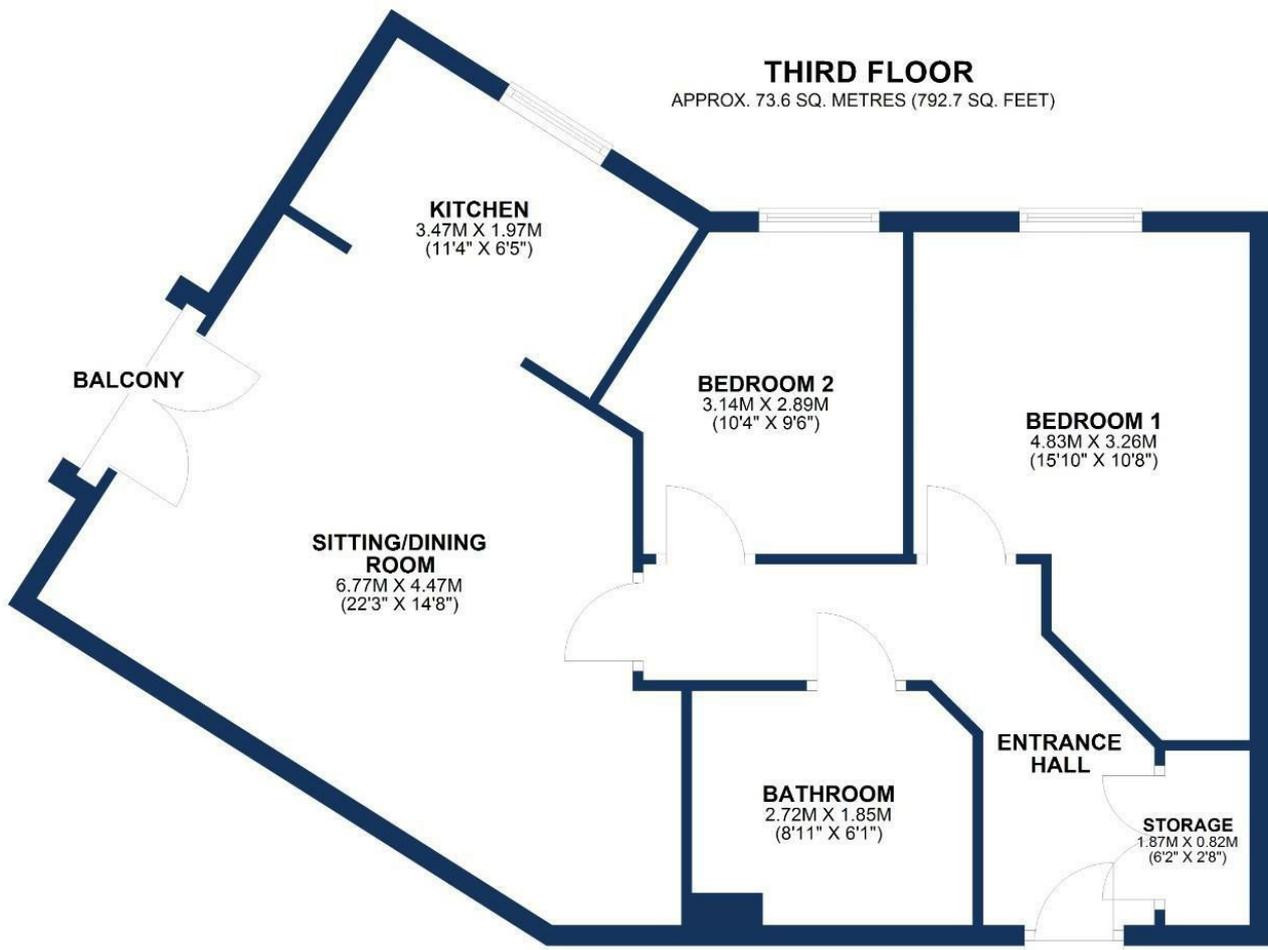
The current service charge and rental payment for the remaining 50% of the property is £426.00 pcm. We are informed that this also includes any ground rent and covers buildings insurance. Full details will be provided by our clients Solicitor.

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.



TOTAL AREA: APPROX. 73.6 SQ. METRES (792.7 SQ. FEET)

Floorplan for illustrative purposes only



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