



8 SILVERDALE RACEFIELD ROAD | ALTRINCHAM

£300,000

NO ONWARD CHAIN

A larger than average first floor apartment with private covered balcony and positioned within a prestigious development for those aged 55 and over. Approximately 1,200 sq ft (111 sq m). The well presented accommodation briefly comprises private entrance hall, spacious sitting/dining room with feature fireplace and French windows to the balcony, fitted Shaker style kitchen with integrated appliances, primary bedroom with dressing area and en-suite shower room/WC, further double bedroom with built-in wardrobes and bathroom/WC. Electric heating and PVCu double glazing. Allocated undercroft parking beyond a remotely operated door. Ideal location approximately one quarter of a mile from the award winning town centre of Altrincham.

POSTCODE: WA14 4AP

DESCRIPTION

This exceptionally spacious and well-presented first floor apartment is exclusively available to residents aged 55 and forms part of a highly regarded retirement development. Offering considerably more accommodation than many comparable flats, the property extends to approximately 1,200 sq ft and features a private covered balcony with commanding tree-lined views.

The setting is particularly appealing and combines a peaceful residential environment with the convenience of Altrincham town centre, which lies just a few hundred yards to the east. There is an excellent range of independent shops, everyday amenities, restaurants and cafés, together with the extremely popular Market Hall. In addition, Altrincham Interchange provides convenient Metrolink connections across Greater Manchester.

The apartment occupies a particularly desirable position and benefits from a wonderful sense of light and space throughout. The private balcony creates an attractive extension to the living accommodation and enjoys a leafy outlook over the communal gardens.

Internally, the private entrance hall has provision for storage and double opening doors lead into the impressive dual aspect open-plan sitting/dining room which provides an excellent environment for both relaxing and entertaining. Furthermore, there is direct access to the aforementioned balcony through French windows. The adjacent kitchen has been thoughtfully refitted in a contemporary Shaker style with attractive cabinetry complemented by marble-effect work surfaces and a range of integrated appliances.

The primary bedroom suite is generously proportioned and incorporates a dedicated dressing area with an extensive range of wardrobes, a walk-in linen closet and adjoining shower room/WC. A further double bedroom with built-in wardrobes serves as an excellent guest bedroom or could readily be utilised as a separate reception room, study or hobby room, depending upon individual requirements and completing the accommodation is a bathroom/WC.

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

Residents also benefit from a concierge service, lift access to all floors and an under-croft car park.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

A secure entrance with both lift and staircase to all floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

12'11" x 10'5" (3.94m x 3.18m)

Panelled front door. Built-in storage cupboard with shelving and housing the hot water cylinder. Video entry phone. Cornice. Double opening doors to:

SITTING/DINING ROOM

22'8" x 22'7" (6.91m x 6.88m)

Traditional fireplace surround with a polished granite insert and hearth. PVCu double glazed French windows set with matching side screens to the balcony. PVCu double glazed windows to the front and rear. Five wall light points. Cornice. Two electric storage heaters.

BALCONY

10'4" x 5'9" (3.15m x 1.75m)

Wrought iron balustrade and tiled floor.

KITCHEN

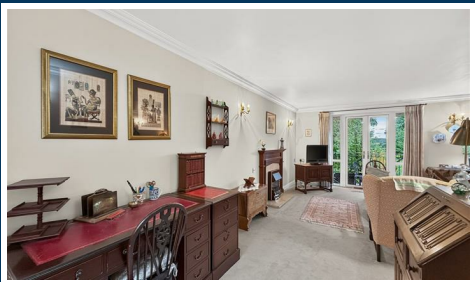
11'3" x 7'10" (3.43m x 2.39m)

Fitted with a range of Shaker style wall and base units beneath marble effect heat resistant work-surfaces and inset 1 ½ bowl ceramic sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring ceramic hob with extractor/light above, fridge/freezer, slimline dishwasher and washer/dryer. PVCu double glazed window to the rear. Wood effect luxury vinyl flooring. Coved cornice. Extractor fan.

BEDROOM ONE

14' x 9'8" (4.27m x 2.95m)

PVCu double glazed window to the front. Coved cornice. Electric storage heater.



DRESSING AREA

12'1" x 9' (3.68m x 2.74m)

With a five door range of built-in wardrobes containing hanging rails and shelving. Walk-in linen closet with shelving. Coved cornice.

EN SUITE SHOWER ROOM/WC

9'9" x 8'7" (2.97m x 2.62m)

Wide tiled walk-in shower beyond a glass screen with thermostatic shower. Pedestal wash basin with mixer tap and low-level WC set within tiled surrounds. Built-in storage cupboard with shelving. Mirror fronted cabinet. Tile effect flooring. Wall light point. Shaver point. Extractor fan. Coved cornice. Wall mounted convector heater. Heated towel rail.

BEDROOM TWO

19'3" x 8'11" (5.87m x 2.72m)

With a three door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Coved cornice. Electric storage heater.

BATHROOM/WC

7'1" x 5'11" (2.16m x 1.80m)

Fitted with a suite comprising panelled bath with mixer tap plus electric shower over, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Tile effect flooring. Wall light point. Shaver point. Extractor fan. Coved cornice. Wall mounted convector heater. Heated towel rail.

OUTSIDE

Well tended communal gardens and secure under-croft car park.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 years commencing 1st October 1989 and subject to a Ground Rent of £131.32 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

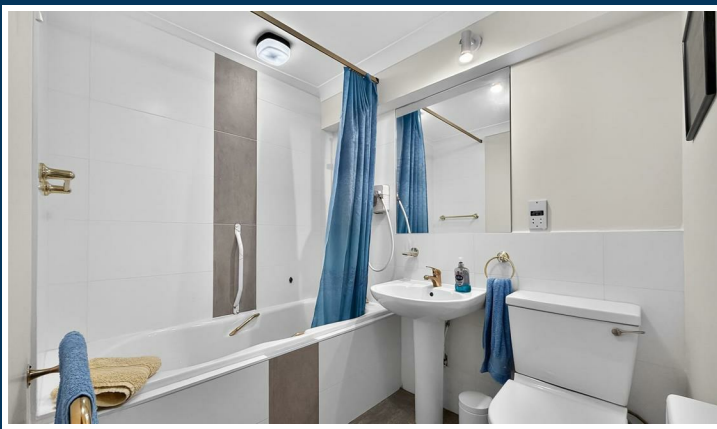
We understand the service charge is approximately £5,755.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band F.

NOTE

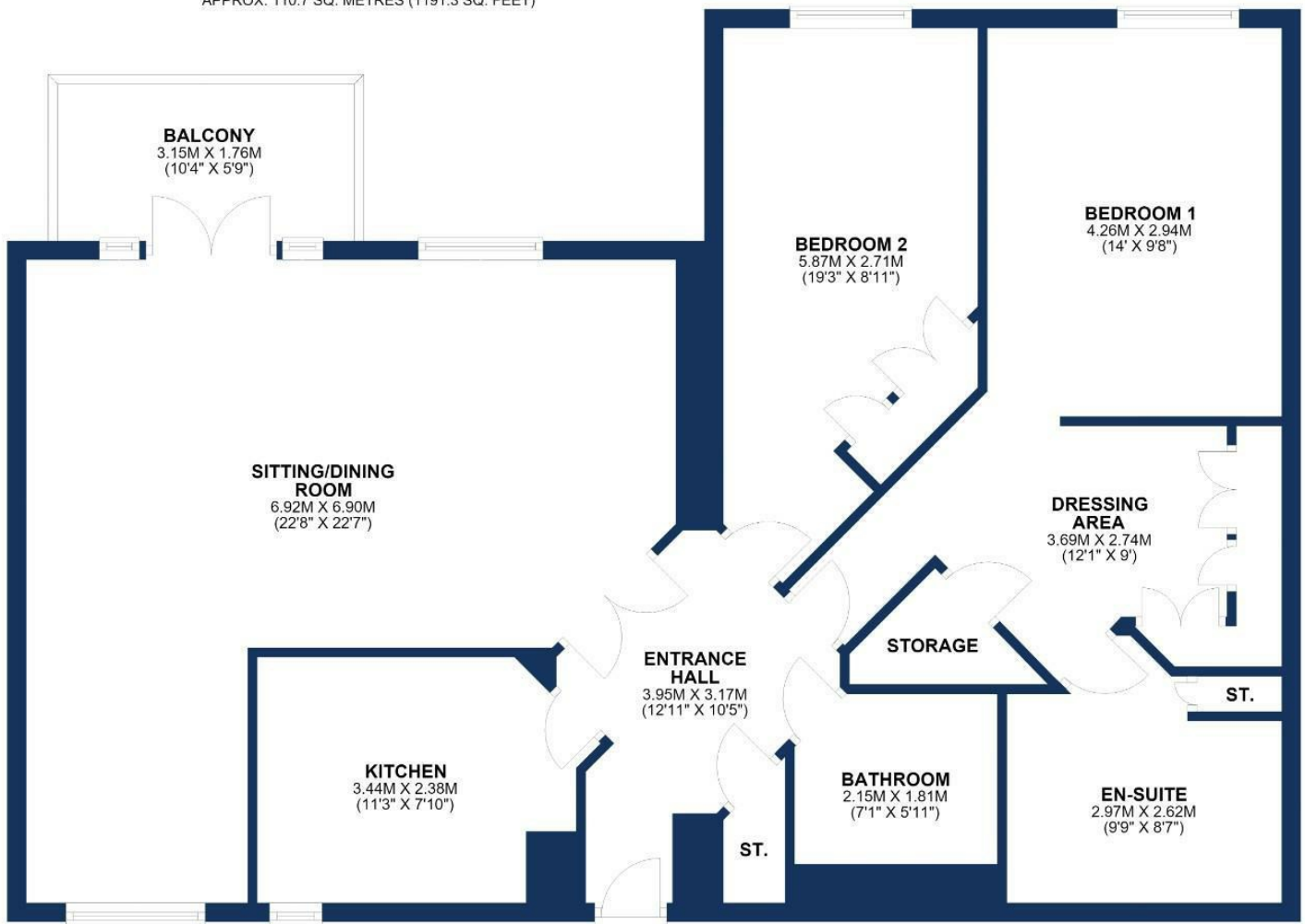
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FIRST FLOOR

APPROX. 110.7 SQ. METRES (1191.3 SQ. FEET)



TOTAL AREA: APPROX. 110.7 SQ. METRES (1191.3 SQ. FEET)

Floorplan for illustrative purposes only



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