IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

26 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

£145,000

NO ONWARD CHAIN

A recently refurbished larger than average first floor retirement apartment forming part of a highly favoured development by McCarthy and Stone and occupying an excellent position with the unusual benefit of a dual aspect to the living space. The accommodation briefly comprises wide private entrance hall with useful storage, sitting/dining room with feature fireplace, fitted kitchen with integrated appliances, spacious double bedroom with built-in wardrobes and shower room/WC. Careline system, House Manager, Residents Lounge and Guest Suite. Electric heating and double glazing. Resident and Visitor parking. Ideal location. Delightful tree lined communal grounds.

POSTCODE: WA14 2LR

DESCRIPTION

Springbank is an attractive development completed by McCarthy & Stone and stands in a slightly elevated position within mature tree lined grounds. A little over a ¼ mile distance is the village of Hale with its range of individual shops and restaurants and a little further is the more comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station providing a regular service into Manchester and the surrounding areas.

The development features a Resident House Manager, Careline 24 hour system within the apartment, well appointed residents lounge, kitchen, laundry and guest suite that may be reserved for visiting friends and relatives.

Importantly the accommodation has been redecorated with the benefit of new carpets throughout. The interior has been carefully planned and the unusually spacious entrance hall has ample provision for storage. With the focal point of a period style fireplace surround, the naturally light dual aspect sitting room enjoys views over neighbouring playing fields and the fitted kitchen features a range of integrated appliances. There are commanding tree lined views across the gardens and completing the interior is a superbly proportioned double bedroom with built-in wardrobes and a modern shower room/WC.

Importantly the apartment occupies a superb position at first floor level with an electric heating system and double glazing has been installed throughout.

Externally there are both residents and visitors parking areas and beautifully manicured grounds.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Adjacent attractively furnished residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the House Manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

FIRST FLOOR

PRIVATE ENTRANCE HALL

10'8" x 6'10" (3.25m x 2.08m)

A welcoming reception area approached beyond a panelled hardwood front door. Storage cupboard with space for hanging coats and jackets. Airing cupboard with shelving and housing the hot water cylinder. Additional storage cupboard. Entry phone system. Coved cornice. Electric storage radiator.

SITTING/DINING ROOM

19'10" x 10'7" (6.05m x 3.23m)

A naturally light and charming dual aspect room with the focal point of a period style fireplace surround with marble insert and hearth flanked by two wall light points. Tree lined views through two timber framed PVCu double glazed corner windows with the colourful borders of the communal gardens in the foreground. Coved cornice. TV/FM aerial point. Electric storage radiator. Opaque small pane double opening doors to:

KITCHEN
8'7" x 7'7" (2.62m x 2.31m)
Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink positioned beneath a timber framed double glazed window providing far reaching views. Tiled walls. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with canopy extractor/light above. Recess for a fridge and freezer. Coved cornice. Wall mounted convector heater.

BEDROOM
19'10" x 9'4" (6.05m x 2.84m)
A superbly proportioned room with commanding views through a timber framed double glazed window. Built-in mirror fronted wardrobes containing hanging rails and shelving. Two wall light points. Coved cornice. Electric storage radiator.

SHOWER ROOM/WC
6'10" x 5'7" (2.08m x 1.70m)
Fitted with a vanity wash basin and low-level WC. Wide tiled enclosure with electric shower. Illuminated mirror. Tiled walls. Coved cornice. Extractor fan. Convector heater. Chrome heated towel rail.

OUTSIDE
Resident and visitor parking areas.

COMMUNAL GROUNDS
With undulating lawns, central paved area and surrounding flowerbeds all screened by a variety of mature trees and with views in a southerly direction.

SERVICES
Mains water, electricity and drainage are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We have been informed the property is held on a leasehold basis for the residue of 125 years from 1st June 1994 and subject to a Ground Rent of £516.36 per annum. This should be verified by your solicitor.

SERVICE CHARGE
The service charge is currently £3,743.78 per annum. This includes the remuneration of the resident House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. We also understand the water and sewerage charges are included. Full details will be provided by our clients Solicitor.

COUNCIL TAX
Band D.

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

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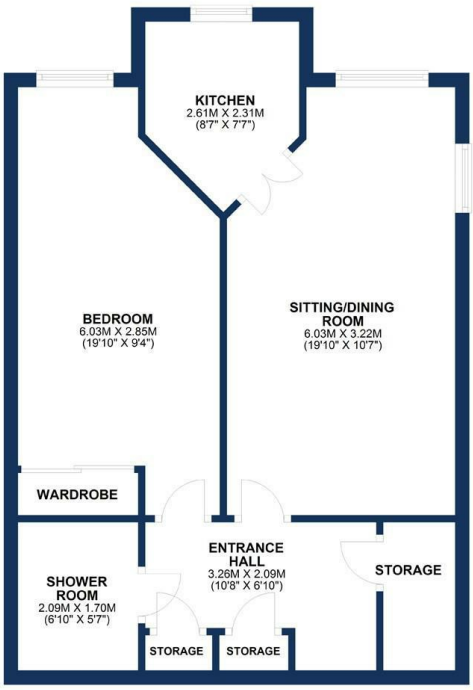
FIRST FLOOR

APPROX. 52.7 SQ. METRES (567.3 SQ. FEET)



TOTAL AREA: APPROX. 52.7 SQ. METRES (567.3 SQ. FEET)

Floorplan for illustrative purposes only

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