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Flat 6, Beaupre, 3 Woodville Road

Altrincham, WA14 2AN

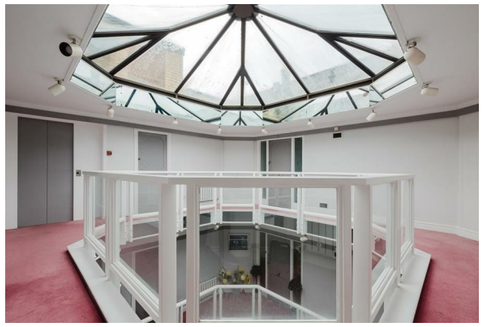




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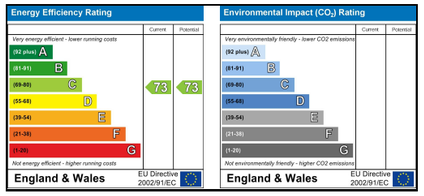
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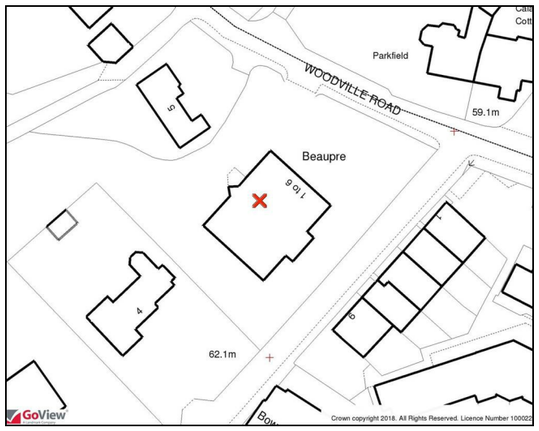
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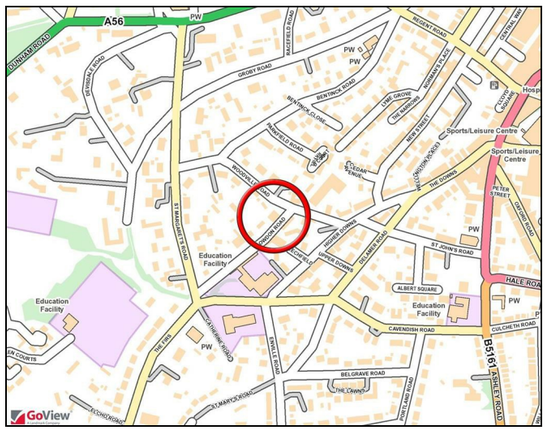
rightmove.co.uk
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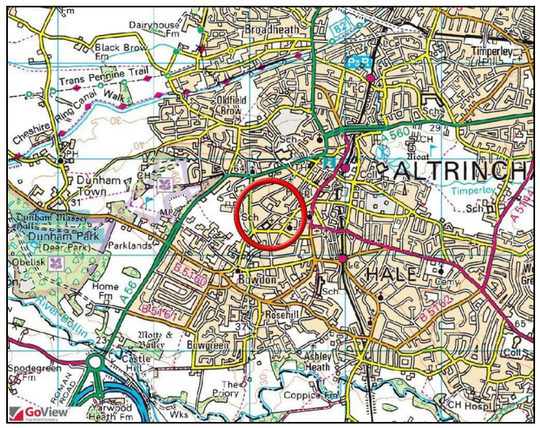
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

A SPACIOUS TOP FLOOR APARTMENT SET WITHIN THIS IMPRESSIVE PUPOSE BUILT DEVELOPMENT WITH LIFT AND UNDERCROFT PARKING, STANDING IN BEAUTIFULLY MAINTAINED GARDENS, AND SUPERBLY LOCATED FOR THE TOWN CENTRE WITHIN THE DOWNS CONSERVATION. TOWN CENTRE. 1395 SQFT

Communal Entrance and Hall. Lift. Halls. Living and Dining Room with Juliet Balcony. Breakfast Kitchen. Utility. Three Double Bedrooms. Two Bath/Shower Rooms. Two Undercroft Parking Spaces. Communal Gardens. No Chain.



in detail

A superbly located Top Floor Apartment in this impressive purpose built development with Lift standing in lovely, maintained Communal Gardens and benefitting from secure undercroft Parking for two vehicles.

The location is supremely convenient, in the heart of The Downs Conservation Area, within walking distance of Altrincham Town Centre with its facilities, the popular Market Quarter and Metrolink

Beaupre was one of the forerunners of luxury apartment developments in Altrincham built in the mid 1980's, and was designed and built around a central Atrium style lightwell running through the building filling the communal areas with natural light.

Apartment 6 positioned on the Top Floor has high vaulted ceilings to the Principal Reception Room which features attractively shaped windows providing delightful views across the Gardens and the surrounding area including a Juliette Balcony.

In addition to the Living and Dining Room, there is a Breakfast Kitchen and a Utility Room.

There are Three Double Bedrooms served by Two Bath/Shower Rooms with a Principal Bedroom having a Bedroom Area, Dressing Area and En Suite Shower Room.

The property has been well maintained during the sellers long period of ownership but will now benefit from upgrading of internal fixtures and offers fantastic opportunity for a downsizer buyer to have a perfect 'lock up and leave' Apartment in an extremely convenient location.

Comprising:

Communal Entrance with entry phone system. Communal Hall, having a Lift and staircase providing access to the Second Floor.

Private Entrance door to Apartment 6.

Entrance Hall with natural light via windows flanking the front door and with door giving access to the Living and Dining Room and Kitchen. A further door leads to the Inner Hall serving the Bedroom accommodation.

400 square foot Living and Dining Room. A beautifully proportioned living space with particularly high vaulted ceiling and featuring two sets of angled windows providing delightful aspects across the surrounding mature trees and Gardens of neighbouring properties and including two sets of sliding patio doors onto a Juliet style Balcony. The room is naturally big enough to accommodate a full living and dining suite.

A door leads through to the Breakfast Kitchen with attractive outlook and fitted with an original range of unts with worktops over. Integrated Neff stainless steel oven and hob. Built in fridge freezer and dishwasher. Tiled floor.

Off the Inner Hall, there is a useful Utility Room with built in units, sink and housing plumbing for a washing machine and a gas fired central heating boiler.

Principal Bedroom One with Dressing Area. Generously proportioned with the Bedroom Area having a window and skylight, whilst the Dressing Area has extensive custom built wardrobes and an additional window looking towards the adjacent Church.

This Bedroom is served by the re fitted En Suite Shower Room with open wet room style shower area with power shower, wash hand basin and WC. Skylight window providing natural light inset into the vaulted ceiling.

Bedroom Two. Another well proportioned Double Bedroom with windows to two elevations enjoying attractive aspects and having extensive custom built wardrobes.

Bedroom Three, also suitable to use as a Home Study or Snug with a window overlooking the Gardens.

The Bedrooms are further served by a second Shower Room with enclosed shower cubicle with power shower, wash hand basin and WC. Velux skylight window inset into the part vaulted ceiling.

Externally, the Beaupre development is approached via a Driveway leading to Guest and Resident Parking Areas, whilst the Driveway returns beneath the building to Undercroft Parking within which there are Two Reserved Parking Spaces serving Apartment 6. This is in addition to extensive storage cupboards and shared storage rooms and spaces.

Beaupre sits in well tended Communal Gardens, with a generous lawned area that enjoys a large degree of privacy, including a secret garden providing a quiet space for reading and contemplation.

A lovely apartment in great location offered for sale with No Chain.

- Leasehold - 999 years from 1 January 1985
- Council Tax Band G

Approx Gross Floor Area = 1395 Sq. Feet
= 129.7 Sq. Metres

