



FLAT 17 CHOMLEA DEVISDALE ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £600,000

NO ONWARD CHAIN

A superb top floor apartment on the site of a former Victorian mansion house. Exceptional living space and mature tree lined grounds. Approximately 1,500 sq ft (141 sq m). The accommodation briefly comprises private entrance hall, spacious sitting/dining room, fitted breakfast kitchen with integrated appliances, primary bedroom with en suite bathroom/WC, additional double bedroom and shower room/WC. Gas fired central heating and double glazing. Garage with remotely operated door and resident parking. Highly sought after location.

POSTCODE: WA1 4 2AT

DESCRIPTION

Originally conceived as a distinguished Victorian residence of considerable stature, Chomlea Mansions was thoughtfully reimagined and expertly transformed by P J Livesey into an exclusive collection of individual apartments. The development occupies one of the area's most prestigious settings and is approached via a picturesque tree-lined carriageway. The grounds are beautifully landscaped and this superb top-floor apartment benefits from commanding views toward the Remembrance Gardens.

The welcoming entrance hall, complete with a fitted cloaks closet, sets the tone for the accommodation beyond and double opening doors lead into an impressive and exceptionally spacious sitting/dining room which is thoughtfully arranged to provide clearly defined living and entertaining areas. A particular feature is the mezzanine level, currently utilised as a study and offering an ideal workspace for those seeking the flexibility of working from home. The naturally light breakfast kitchen is fitted with a comprehensive range of units and integrated appliances and there is ample space for a table and chairs.

The primary suite comprises generously proportioned double bedroom with fitted wardrobes and spacious en-suite bathroom/WC. A second double bedroom also features fitted furniture and is served by the adjacent shower room/WC.

Gas fired central heating has been installed together with double glazing throughout.

Externally, residents enjoy access to dedicated parking, complemented by the valuable addition of a private single garage with remotely operated door.

The location is particularly convenient, situated just over half a mile from the vibrant centre of Altrincham. Renowned for its thriving Market Hall, the town offers an appealing blend of independent retailers, artisan food outlets and relaxed dining venues. Excellent transport links include the Metrolink service providing direct access to Manchester city centre, while the nearby motorway network and Manchester International Airport ensure effortless connectivity both locally and further afield.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure entry system. Lift and staircase to all levels.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Panelled front door. Cloaks closet containing hanging rail and shelving. Airing cupboard with shelving and housing the hot water cylinder. Video entry phone. Coved cornice. Radiator. Double opening doors to:

SITTING/DINING ROOM

34'4" x 16'2" (10.46m x 4.93m)

Planned to incorporate:

DINING AREA

Timber framed double glazed window. Recessed LED lighting. Coved cornice. Two radiators.

SITTING AREA

Three timber framed double glazed windows. Coved cornice. Radiator. Turned spindle balustrade staircase to:

MEZZANINE LEVEL/OFFICE

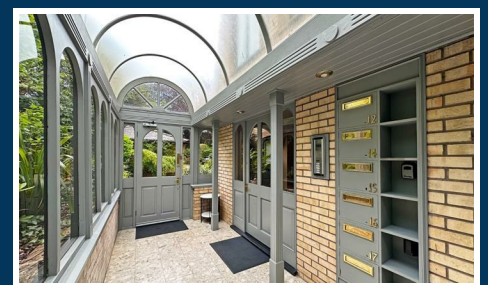
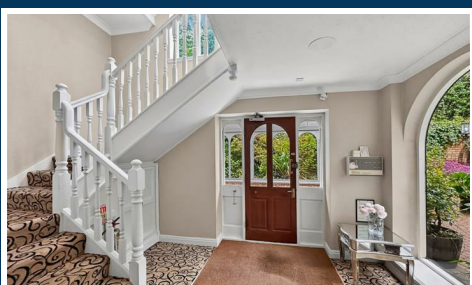
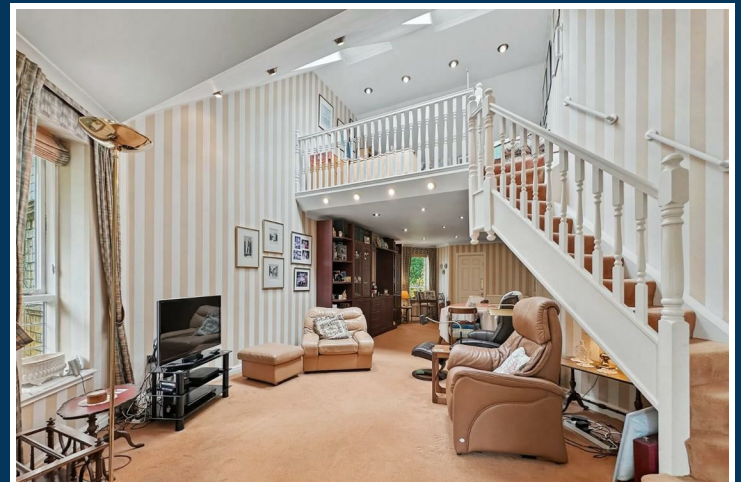
12'8" x 11'6" (3.86m x 3.51m)

Galleried with turned spindle balustrade. Access to substantial eaves storage. Two timber framed double glazed roof windows.

BREAKFAST KITCHEN

16'7" x 9'4" (5.05m x 2.84m)

Fitted with a range of matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring gas hob with extractor/light above, fridge/freezer and dishwasher. Ample space for a table and chairs. Utility cupboard with space for an automatic washing machine and tumble dryer. Two timber framed double glazed windows. Tiled floor. Entry phone. Recessed LED lighting. Radiator.



BEDROOM ONE

19'1" x 15'5" (5.82m x 4.70m)

Fitted with an eight door range of wardrobes containing hanging rails and shelving. Timber framed double glazed window. Recessed LED lighting. Three wall light points. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

12'3" x 9'10" (3.73m x 3.00m)

Fitted with a suite comprising panelled bath with thermostatic shower above, twin vanity wash basins and low-level WC, all set within tile surrounds. Extractor fan. Radiator.

BEDROOM TWO

12'8" x 9'10" (3.86m x 3.00m)

Fitted with a four door range of mirror fronted wardrobes containing hanging rails and shelving. Two timber framed double glazed windows. Two wall light points. Coved cornice. Radiator.

SHOWER ROOM/WC

9'4" x 7'5" (2.84m x 2.26m)

Vanity wash basin and low-level WC. Tiled enclosure with thermostatic shower. Mirror fronted built-in cabinet. Partially tiled walls. Shaver point. Extractor fan. Radiator.

OUTSIDE

GARAGE

Remotely operated up and over door. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the Freehold is vested within a company of which each owner possesses an equal share. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is approximately £2,760.00 per annum (£230.00 per calendar month). Full details will be provided by our client's Solicitor.

COUNCIL TAX

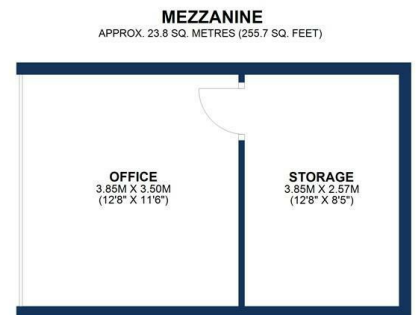
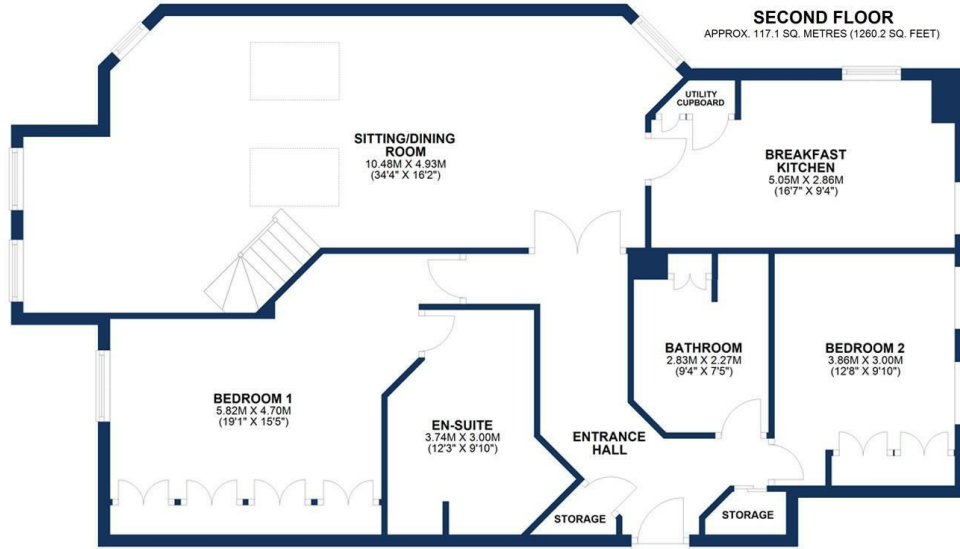
Band F.

NOTE

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



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TOTAL AREA: APPROX. 140.8 SQ. METRES (1515.9 SQ. FEET)
Floorplan for illustrative purposes only



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