



## 18 GRANGE COURT GRANGE ROAD | BOWDON

£275,000

\*\*\*NO ONWARD CHAIN\*\*\* A beautifully refurbished two bedroom second floor apartment in a highly sought after location with gated access to the development. The superbly presented accommodation briefly comprises living/dining room with picture windows overlooking the communal grounds, fitted kitchen, impressive master bedroom with fitted wardrobes, further double bedroom and contemporary shower room/WC. Electric heating and PVCu double glazing throughout. Single garage. Residents parking and beautifully maintained communal grounds. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA14 3EU

## DESCRIPTION

Grange Court is a purpose built development of apartments in an excellent location just a few hundred yards from walks within the open countryside throughout the Bollin Valley. Positioned within the catchment area of highly regarded primary and secondary schools with local shops on Vicarage Lane and good access to the surrounding network of motorways. The Metrolink station in Altrincham and railway station in Hale provide an excellent commuter service into Manchester.

This particular apartment occupies one of the best settings within the development and overlooks the well maintained grounds. The interior has been carefully and tastefully refurbished, incorporating contemporary fittings with the benefit of recessed LED lighting, central heating and PVCu double glazing.

The southerly and westerly aspect creates naturally light living space and the quality is readily apparent upon entering. A private entrance hall leads onto the elegant dual aspect sitting/dining room and the adjacent kitchen is fitted with Shaker style units complemented by quartz work surfaces and a range of integrated appliances.

There is an impressive primary bedroom with fitted wardrobes, an additional double bedroom and a luxurious fully tiled shower room/WC completes the accommodation.

Remotely operated gates provides access to the residents parking area and also a single garage towards the rear of the development.

To conclude a superb apartment in a sought after location and ready for immediate occupation.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Opaque PVCu double glazed front door. Entry system. Individual letter boxes. Stairs to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

With hardwood front door. Tiled floor. Radiator. Phone entry system.

#### OPEN PLAN LIVING/DINING ROOM

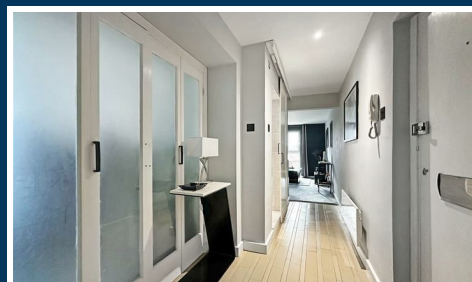
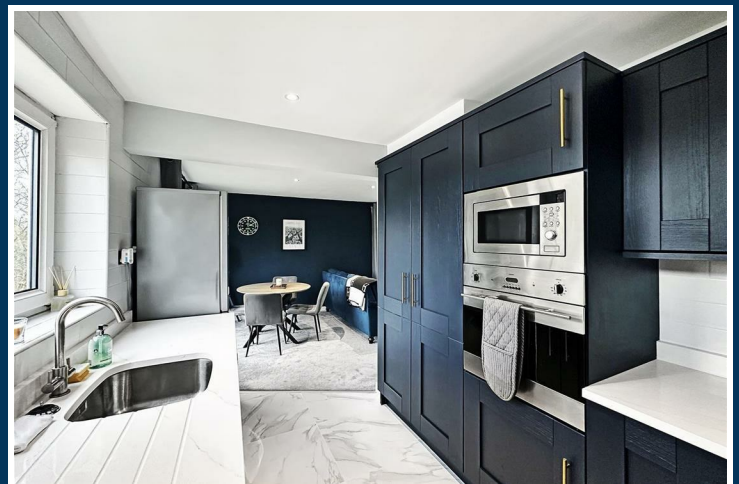
17'2" x 13'11" (5.23m x 4.24m)

With picture windows to the side and rear overlooking the communal grounds. Ample space for living and dining suites. Radiator. Television aerial point. Opening to:

#### KITCHEN

10'0" x 7'9" (3.05m x 2.36m)

Fitted with Shaker style wall and base units beneath quartz work-surfaces/up-stands and undermount stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven and four ring ceramic hob with matt black chimney cooker hood above. Space for a fridge/freezer. Recess for a dishwasher and automatic washing machine. Storage cupboard with matching Shaker style doors and housing the pressurised hot water system. Two PVCu double glazed windows to the rear. Large format tiled floor. Recessed LED lighting.



## BEDROOM 1

17'2" x 10'3" (5.23m x 3.12m)

An impressive master bedroom with PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

## BEDROOM 2

13'10" x 7'9" (4.22m x 2.36m)

PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.

## BATHROOM

6'10" x 5'3" (2.08m x 1.60m)

Fitted with a contemporary suite comprising tiled shower cubicle, WC and vanity wash basin with tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### GARAGE

Up and over door.

## GROUNDS

The well tended communal gardens incorporate areas of lawn with surrounding well stocked borders screened by a variety of mature trees all of which combines to create an attractive setting. Resident parking is available within the secure gated grounds.

## 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 999 years and the Ground Rent is included in the service charge. This should be verified by your Solicitor.

## SERVICE CHARGE

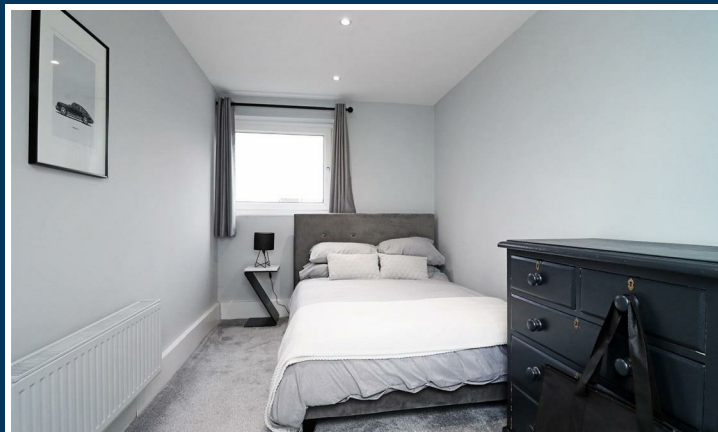
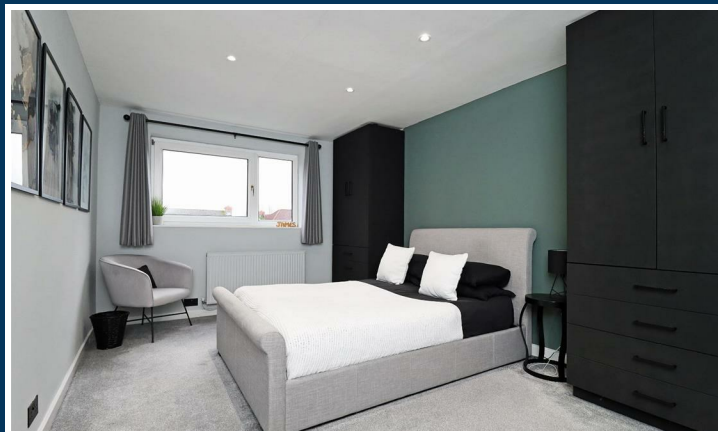
We understand the service charge is currently £120.00 per calendar month. This includes cleaning and lighting of the common parts, maintenance of the building and grounds and the building insurance premium. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band C.

## NOTE

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



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## SECOND FLOOR

APPROX. 63.1 SQ. METRES (679.1 SQ. FEET)



TOTAL AREA: APPROX. 63.1 SQ. METRES (679.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM