

Heathfield, The Firs, Bowdon, WA14

Offers in Excess of £700,000





## Property Features

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- Three Bedroom Ground Floor Duplex Apartment
- Allocated Parking in Secure Gated Carpark
- Single Garage
- Generous Communal Gardens
- Chain Free Sale
- En Suite to Master Bedroom
- Private External Entrance Door
- Ten Minutes Walk to Metro Link Station
- Catchment Area for Trafford Schools
- Modernised to a High Standard Throughout



## Full Description

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Three-bedroom ground-floor duplex apartment, tastefully modernised to a high standard throughout. The apartment offers; a private external entrance door; allocated off-road parking within a secure gated car park and a private garage. The apartment offers a generous kitchen-diner and lounge on the ground floor with impressive sash windows and high ceilings, with three bedrooms on the lower ground floor with en suite to the master bedroom and an additional bathroom.

This property is sold with no connected chain.



## KITCHEN/DINER

**23' 9" x 17' 0" (7.25m x 5.20m)**

The kitchen-diner is an impressive space with high ceilings and is flooded with natural light. This room is fitted with engineered oak chevron flooring throughout; a range of matching base and eye-level storage units with a central island and quartz worktops over; a recessed sink; an integrated dishwasher and fridge-freezer; a double oven; and a five-ring induction hob with extractor fan over. This space offers large bay windows to the front aspect fitted with plantation shutters; a period style cast iron radiator and two pendant light fittings.

From the kitchen-diner an opening allows access to the lounge on one side and the utility room on the other.

## UTILITY ROOM

**6' 8" x 9' 9" (2.05m x 2.98m)**

Located off the kitchen-diner, the utility room offers a range of matching base and eye-level storage units with quartz worktops over. There is a convenient larder unit within one of the fitted units; a wall-mounted cabinet housing the Worcester Bosch combi boiler; space and plumbing for a washing machine and tumble dryer and a recessed one-and-a-half-bowl sink with chrome mixer tap over. This space is also fitted with continued engineered oak chevron flooring; windows to the side and front aspect; a period style cast iron column radiator; and a pendant light fitting.

## LOUNGE

**21' 10" x 17' 0" (6.68m x 5.19m)**

The lounge is located adjacent to the kitchen-diner and allows access to the bedroom via a carpeted staircase with a glazed partition. This space offers two large sash windows to the front aspect, fitted with plantation shutters; engineered oak chevron flooring; two pendant light fittings; two wall-mounted light fittings; two period-style cast-iron column radiators and television and telephone points.





## MASTER BEDROOM

**13' 4" x 14' 8" (4.08m x 4.48m)**

The master bedroom is located on the lower-ground floor with a double-glazed window to the front aspect, fitted with horizontal blinds; carpeted flooring; recessed spotlighting; a period-style column radiator and wooden panelled doors allowing access to the en suite shower room and walk-in wardrobe.



## EN SUITE SHOWER ROOM

**8' 0" x 6' 6" (2.45m x 2.00m)**

The en suite shower room is located off the master bedroom with a walk-in shower cubicle with chrome thermostatic shower system; a low-level WC; a wall-mounted hand wash basin with storage unit under and wall-mounted mirror fronted cabinet over; a wall-mounted chrome heated towel rail; recessed spot lighting; an extractor fan; tiled flooring and part tiled walls.



## BEDROOM TWO

**15' 3" x 14' 2" (4.67m x 4.33m)**

The second double bedroom is located on the lower-ground floor with double-glazed windows to the front and side aspect, fitted with horizontal blinds. This bedroom offers a range of high-quality fitted wardrobes; carpeted flooring; recessed spotlighting; and a period-style column radiator.



## BEDROOM THREE

**6' 1" x 14' 11" (1.86m x 4.55m)**

The third bedroom is currently utilised as a home office, this bedroom offers a double-glazed window to the side aspect, fitted with horizontal blinds; carpeted flooring; a range of built-in wardrobes; recessed spotlighting and a period-style column radiator.





## BATHROOM

8' 3" x 5' 8" (2.54m x 1.75m)

Located on the lower-ground floor is an additional bathroom benefitting from a panelled bath, with a shower over and a glazed screen; a wall-mounted sink with storage under; a wall-mounted chrome heated towel rail; recessed spotlighting; an extractor fan; tiled flooring and part tiled walls.



## EXTERNAL

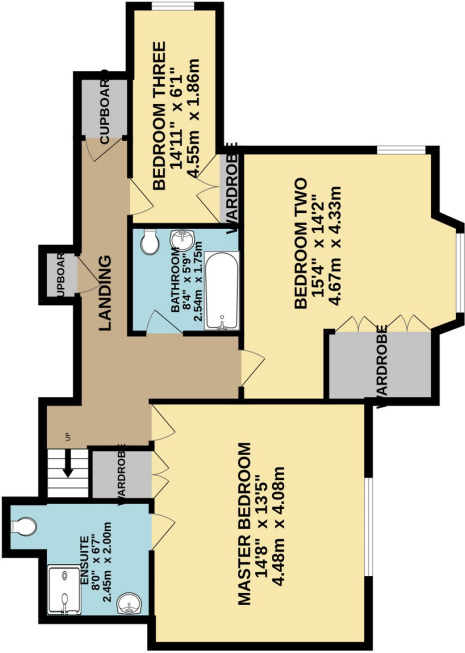
The property benefits from a large drive with allocated parking and access to the single garage. The drive is accessed via electric wrought iron gates leading to a large gravelled drive with lawned garden. The front garden is enclosed by mature hedging and small trees offering ample privacy and security.



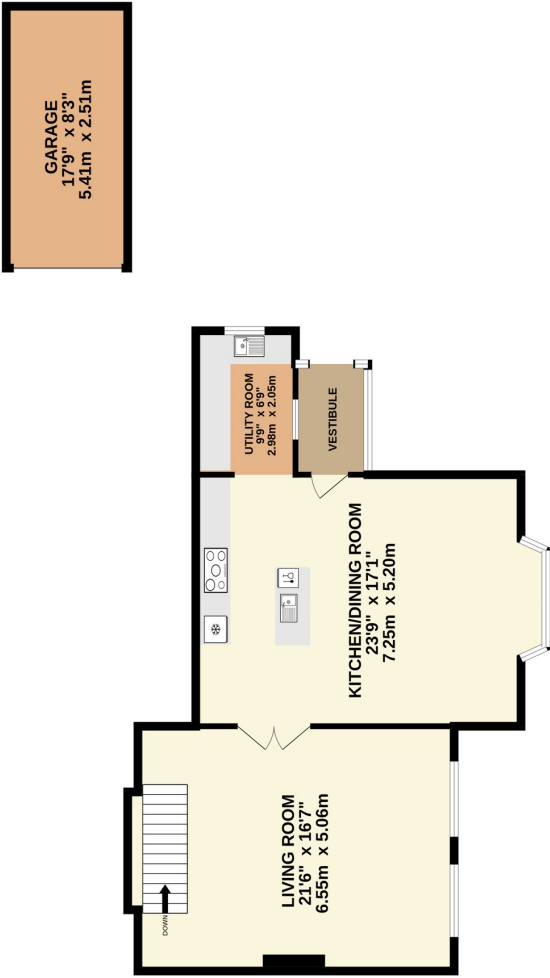
The communal rear garden can be accessed via a wrought iron gate to the side of the property. The rear garden is largely laid to lawn with borders stocked with mature shrubs and small trees.



LOWER GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# COMMON QUESTIONS

**1. How many years remain on the lease for this property?** The property has a 999 year lease granted in 1996, there are therefore 970 years remaining.

**2. How much is the ground rent and service charge on this apartment at present?** The vendor has confirmed the service charge is currently £136 per month and the ground rent is £50 per annum. The service charge is reviewed annually based on the works planned for that year, this has remaining the same for the past few years.

**3. Are there any planned works due on the property?** The management company have confirmed there are not currently any planned works on the building.

**4. Does the lease restrict pets or renting of the apartment?** Yes, the lease does not presently allow for residents to keep cats or dogs at the apartment and permission would be required to allow the apartment to be rented.

**5. Does the property benefit from gas central heating?** Yes, the property is fitted with a modern Worcester Bosch combi boiler, housed in a wall mounted cupboard in the utility room and fitted with period-style column radiators.

**6. Is there an onward chain associated with this sale?** No, this property is sold chain free, the owner can complete a sale at a timescale to suit the buyer.

**7. Has the current owner carried out any major work at this property?** Yes, the current owner purchased this property in 2019 and has fully modernised the apartment to a high specification. This includes a new kitchen, new flooring, fitted plantation shutters on the first floor windows, replaced the switches and sockets and re-decorated throughout.

**8. What are the current owners three favourite aspects of this property?** The current owner has most enjoyed the kitchen-diner which has been a lovely entertaining space flooded with natural light. The current owner has also enjoyed the spacious lounge, which is a lovely space for relaxing and the vendor has stated that the bedrooms remain warm in winter and cool in summer.

**9. Which items are included in the sale price and is the owner willing to sell other items in the apartment?** The vendor has prepared an inventory of all the items in the apartment detailing which are included and those for sale. This can be sent to anyone who is interested in the apartment.