



APARTMENT 5 195 KENTMERE ROAD | TIMPERLEY

£195,000

A superbly proportioned beautifully presented second floor modern apartment in a popular residential location. The accommodation briefly comprises secure communal entrance hall, private entrance hall, open plan sitting/dining room which in turn opens onto the fitted kitchen with a range of integrated appliances, principal bedroom with fitted wardrobes plus further double bedroom and contemporary bathroom/WC. Externally there is allocated residents and visitors parking. An appointment to view is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7NT

DESCRIPTION

Kentmere Road forms part of the Kentmere Place development built by Bryant Homes and completed in 2005. The location is ideally placed for the shopping centre of Timperley village which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over 2 miles away. The area also has excellent communication links being within easy reach of the M60 and M6 motorways and with the Metrolink tram service into Manchester.

This apartment is situated on the second floor and has superbly presented accommodation throughout. The building is approached via a secure communal entrance hall where stairs provide access to all floors. The accommodation is well proportioned throughout and features a large open plan sitting/dining room with bay window to the side and opening onto the fitted kitchen with a range of integrated appliances. The principal bedroom benefits from fitted wardrobes and the accommodation is completed by the second double bedroom and bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there are well maintained communal gardens and an allocated parking space.

An excellent apartment in a sought after location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Stairs to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

With hardwood front door. Phone entry system.

SITTING/DINING ROOM

20'9" x 15'3" (6.32m x 4.65m)

An impressive open plan space with ample room for living and dining suites. PVCu double glazed windows to the front and side. Two radiators. Laminate flooring. Television aerial point. Telephone point. Opening to:

KITCHEN

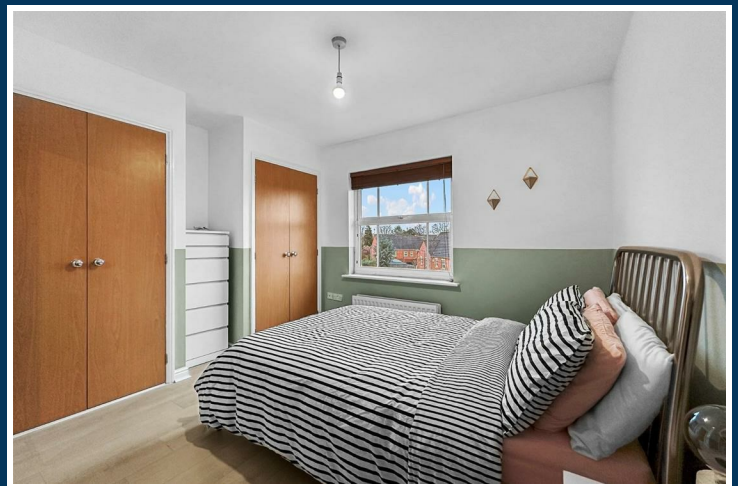
10'0" x 5" (3.05m x 1.52m)

Fitted with a range of wall and base units with work surface over incorporating sink unit with drainer. Integrated Bosch oven/grill. Four ring gas hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. PVCu double glazed windows to the side and rear. Laminate flooring. Access to storage cupboard which also houses the Vaillant combination gas central heating boiler.

BEDROOM I

13'10" x 12'3" (4.22m x 3.73m)

PVCu double glazed window. Fitted wardrobes. Television aerial point. Radiator. Laminate flooring.



BEDROOM 2

9'0" x 9'0" (2.74m x 2.74m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

7'8" x 6'1" (2.34m x 1.85m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mixer shower, vanity wash basin and WC. Tiled splashback. Heated towel rail. Extractor fan.

OUTSIDE

Allocated parking space to the rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "C"

TENURE

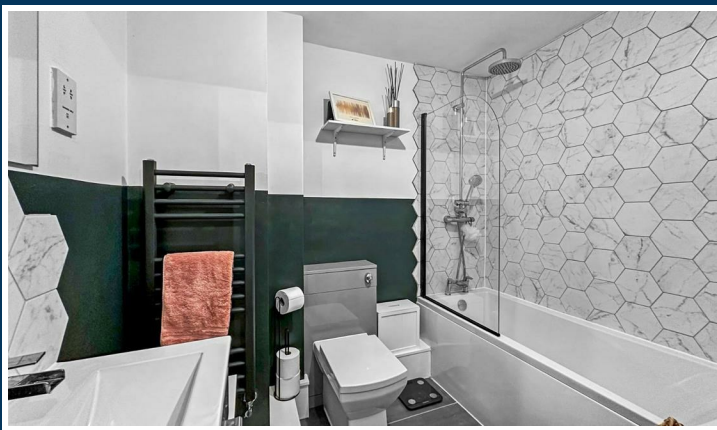
We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 01/07/2004 and subject to a Ground Rent of £125.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the service charge is currently £150.00 per calendar month and includes buildings insurance plus heating, cleaning and lighting of communal areas and grounds.

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. 60.9 SQ. METRES (655.1 SQ. FEET)



TOTAL AREA: APPROX. 60.9 SQ. METRES (655.1 SQ. FEET)

Floorplan for illustrative purposes only
Plan produced using PlanUp.



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