



## APARTMENT 18, 11 KINGSWAY | ALTRINCHAM

£250,000

\*\*\*NO ONWARD CHAIN\*\*\*

A generously proportioned third floor apartment in this excellent award winning development by Seddon Homes and situated in the heart of Altrincham town centre. The accommodation briefly comprises entrance hall, open plan living space with fitted breakfast kitchen and integrated appliances, primary bedroom with en suite shower room/WC, second double bedroom and bathroom/WC. Electric heating and timber framed double glazing. Allocated secure under-croft parking space where the seller retains exclusive use for 12 months after completion.

POSTCODE: WA14 1PS

## DESCRIPTION

Arlit House was constructed by Seddon Homes to an award winning design. The location is ideal being adjacent to the commercial and shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station is conveniently positioned and provides a commuter service into Manchester and the area is also well placed for the surrounding network of motorways.

Positioned at third floor level this spacious apartment is approached by both staircase and lift and also benefits from one allocated space within the secure under-croft parking area. As a condition of the sale, the seller will retain the exclusive right to use the parking space for a period of 12 months following legal completion and this arrangement will be incorporated into the contract of sale.

The superbly proportioned accommodation is approached beyond a private entrance hall with provision for storage and leads on to an impressive open plan living/dining kitchen. The kitchen area has been fitted with a comprehensive range of beech effect Shaker style units together with a range of NEFF integrated appliances. There is also a substantial peninsula breakfast bar alongside ample space for additional seating. The primary suite comprises double bedroom with built-in wardrobes and fully tiled en suite shower room/WC. There is a further double bedroom and modern bathroom/WC.

Electric heating has been installed together with a pressurised hot water system and double glazing.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure video entry system. Panelled hardwood front door with double glazed fanlight window above. Individual mailboxes.

### THIRD FLOOR

#### PRIVATE ENTRANCE HALL

Built-in storage cupboard with shelving and housing the pressurised hot water cylinder. Laminate wood flooring. Electric heater.

#### LIVING/DINING KITCHEN

23'3" x 14'10" (7.09m x 4.52m)

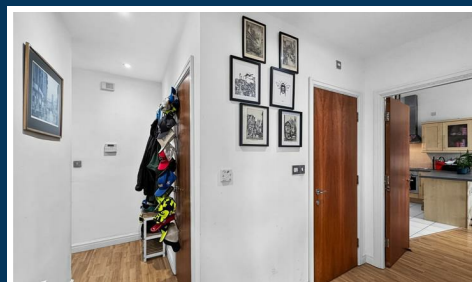
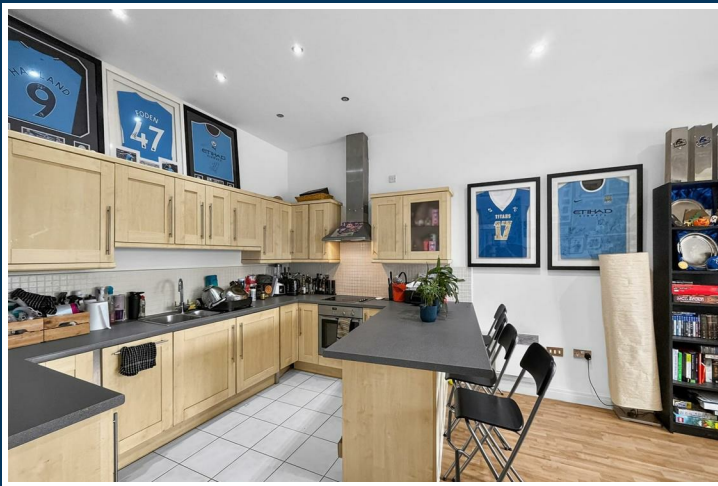
Planned to incorporate:

#### KITCHEN

Fitted with beech effect Shaker style 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. Matching peninsula breakfast bar. Integrated NEFF appliances include an electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above, fridge, freezer and slimline dishwasher. Tiled floor. Recessed LED lighting. Wall mounted electric heater.

#### LIVING/DINING AREA

Two timber framed double glazed windows. Laminate wood flooring. Recessed LED lighting. Video entry system. Wall mounted electric heater.



## BEDROOM ONE

13' x 10' (3.96m x 3.05m)

Built-in wardrobes with sliding doors containing hanging rails and shelving. Timber framed double glazed window. Recessed LED lighting. Wall mounted electric heater.

## EN SUITE SHOWER ROOM/WC

6'9" x 4'10" (2.06m x 1.47m)

White/chrome semi recessed vanity wash basin and WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

12'11" x 8'1" (3.94m x 2.46m)

Timber framed double glazed window. Recessed LED lighting. Wall mounted electric heater.

## BATHROOM/WC

6'11" x 6'8" (2.11m x 2.03m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer/shower tap, semi recessed vanity wash basin with mixer tap and WC with concealed cistern all set within tiled surrounds. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## 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. This should be verified by your Solicitor.

## SERVICE CHARGE

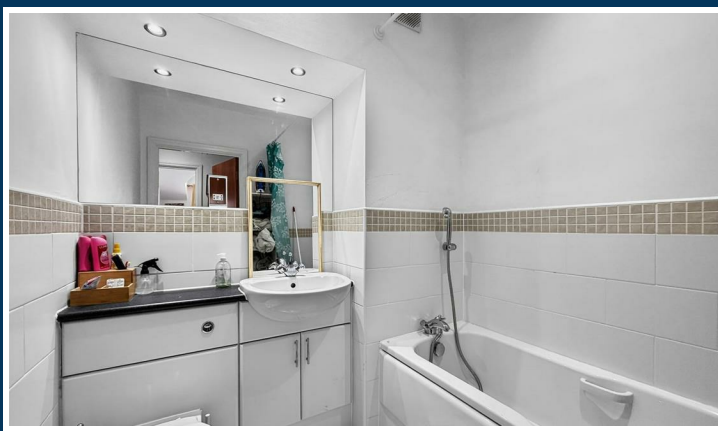
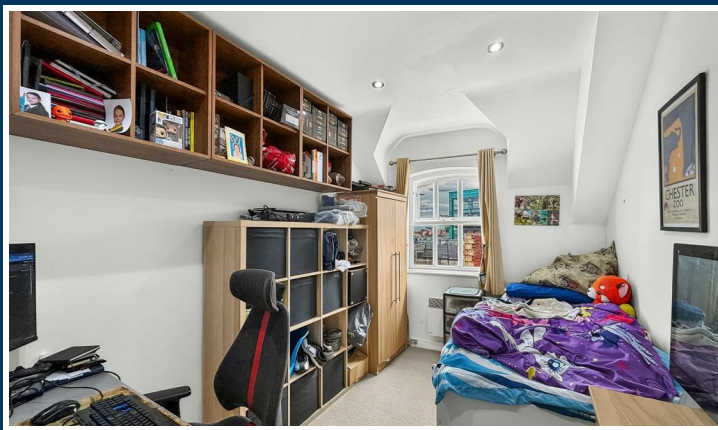
We understand the service charge is approximately £2,340.00 per annum (£195.00 per calendar month). This includes cleaning, lighting and heating of common parts. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band D.

## NOTE

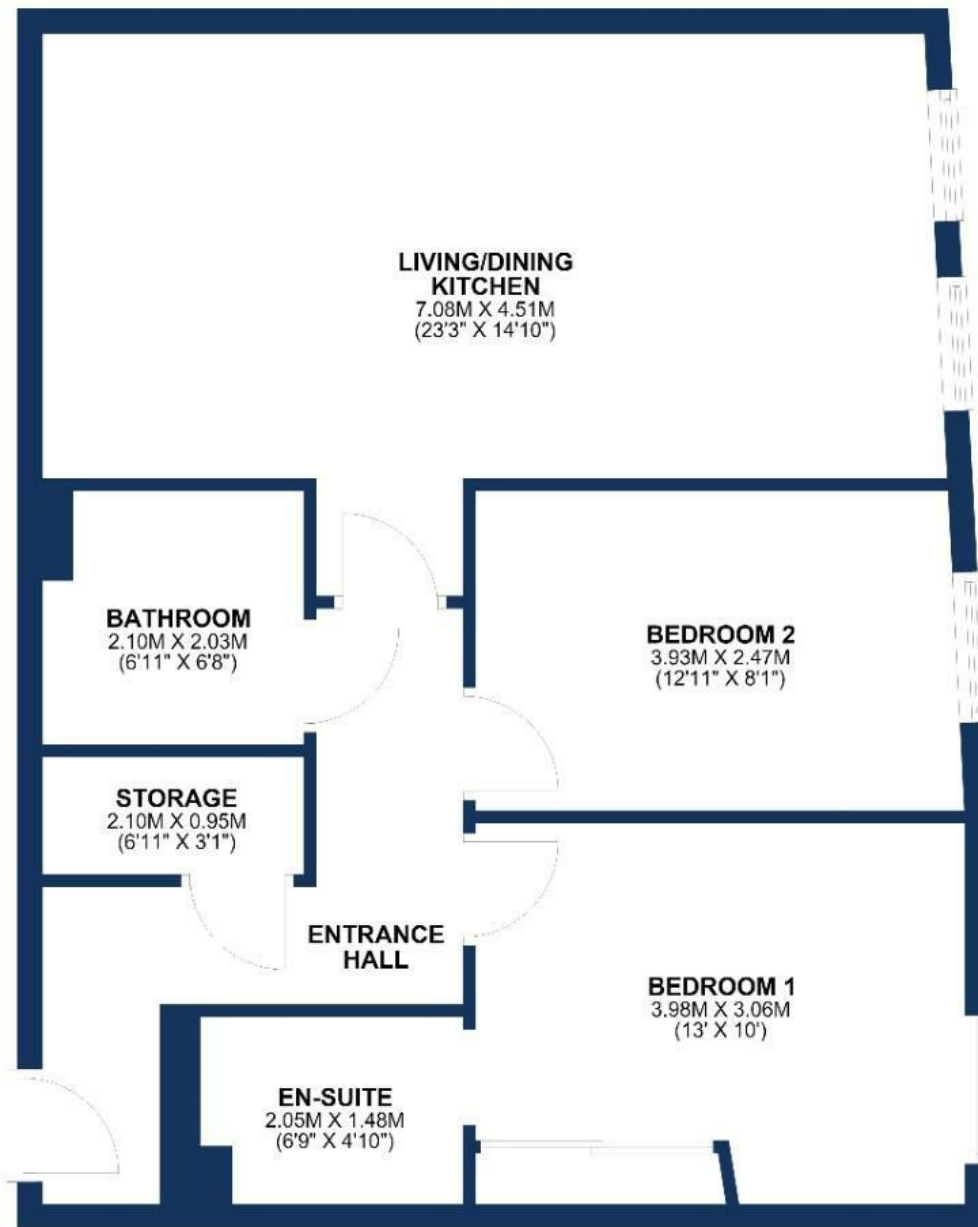
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## THIRD FLOOR

APPROX. 67.9 SQ. METRES (730.6 SQ. FEET)



TOTAL AREA: APPROX. 67.9 SQ. METRES (730.6 SQ. FEET)

Floorplan for illustrative purposes only



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