



APARTMENT 11 | 28E WOODFIELD ROAD | ALTRINCHAM

OFFERS OVER £220,000

A contemporary second floor apartment constructed circa 2017 by Laurus Homes and positioned less than one mile from the award winning town centre. The beautifully presented accommodation briefly comprises, private entrance hall, superb open plan living/dining kitchen with integrated appliances and French windows to a Juliet balcony with glass balustrade, primary bedroom and en suite shower room/WC, further double bedroom with built-in wardrobes and bathroom/WC. Gas fired central heating and PVCu double glazing. Secure allocated underground parking plus additional visitor spaces and bike store area. Lift to all levels.

POSTCODE: WA14 4YQ

DESCRIPTION

This modern second floor apartment was constructed circa 2017 by Laurus Homes and is superbly proportioned with a high standard of contemporary fittings throughout. The development combines attractive architecture with fashionable interior design and is approached via a secure gated entrance. The communal reception area is accessed utilising a video intercom system with lift and staircase leading up a shared hallway for just two apartments.

Internally the accommodation is beautifully presented and upon entering the feeling of quality is readily apparent. A private entrance hall provides excellent storage plus access to the stunning open plan living/dining kitchen with a range of distinctive fitted units alongside integrated appliances and double opening French windows to a Juliet balcony with glass balustrade.

The spacious primary bedroom benefits from a dressing area which may be suitable for fitted wardrobes if desired and an en suite shower room/WC with Porcelanosa fittings. There is a further double bedroom with built-in wardrobes and a separate bathroom/WC again with Porcelanosa sanitary ware and attractive tiling.

Importantly the car park is accessed from Bridgewater Embankment through a remotely operated roller shutter. There is allocated underground parking alongside numerous visitor spaces and a specific area for bikes with a lift providing access to ground floor level.

The position is ideal being less than one mile distance from the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition the property lies within the catchment area of highly regarded primary and secondary schools and a short distance to the south is John Leigh Park with tennis courts and recreation areas. Also within close proximity are the scenic waterways of the Bridgewater canal with a walking/cycling route which combines charming sights with plentiful wildlife.

Please note, the apartment was purchased by the current owners under a shared ownership scheme however the sale is for 100% of the property.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via a video entry system. Glass balustrade staircase and lift to all floors.

SECOND FLOOR

SHARED RECEPTION AREA

Lift access. Wood effect flooring. Recessed LED lighting.

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Wide storage cupboard with light. Wood effect flooring. Video entry system. Radiator.

LIVING/DINING KITCHEN

20'1" x 9'11" (6.12m x 3.02m)

Planned to incorporate:

LIVING/DINING AREA

PVCu double glazed French windows to the Juliet balcony with glass balustrade. Peninsula breakfast bar. Wood effect flooring. Radiator.

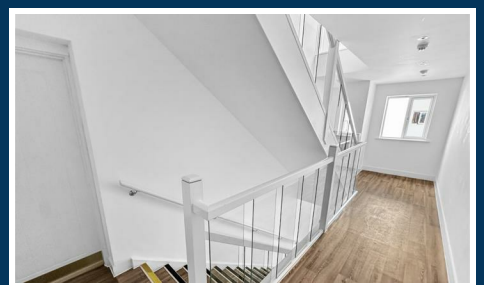
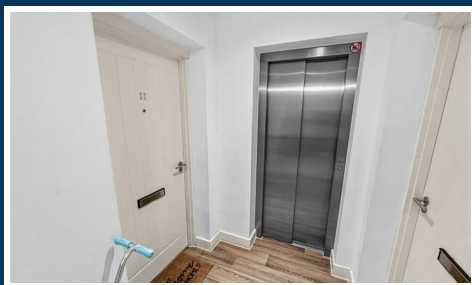
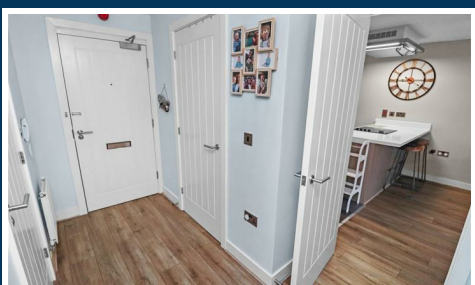
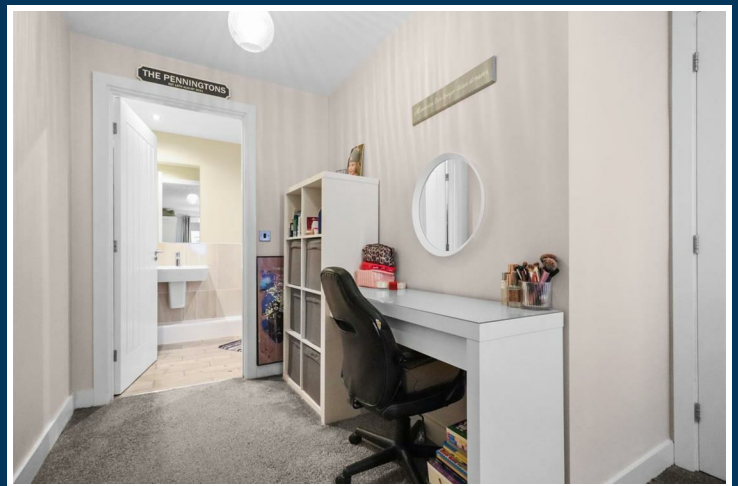
KITCHEN

Fitted with a range of high gloss white and driftwood effect wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset 1 ½ bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric oven/grill, microwave oven, four ring ceramic hob with stainless steel ceiling mounted cooker hood above, fridge/freezer and automatic washing machine. Tiled floor. Recessed LED lighting.

BEDROOM ONE

20'1" x 10'4" (6.12m x 3.15m)

PVCu double glazed window. Radiator.



EN SUITE SHOWER ROOM/WC

8'4" x 5'11" (2.54m x 1.80m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Partially tiled walls. Wood grain effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

9'4" x 9'3" (2.84m x 2.82m)

Built-in wardrobe containing the wall mounted gas central heating boiler. PVCu double glazed window. Radiator.

BATHROOM/WC

6'11" x 6'9" (2.11m x 2.06m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above all set within a tiled surround, wall mounted wash basin with mixer tap and low-level WC. Partially tiled walls. Wood grain effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Secure underground parking beyond a remotely operated roller shutter with allocated resident spaces, visitor parking, bike store and lift access to ground floor level.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 250 years from 1st January 2017 and subject to a Ground Rent of £260.83 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

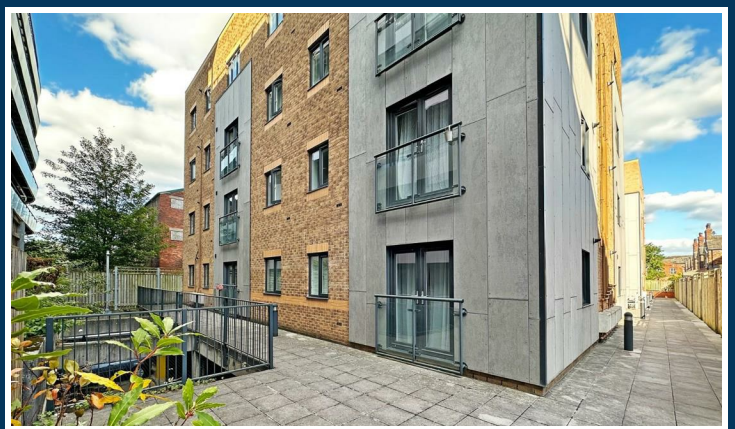
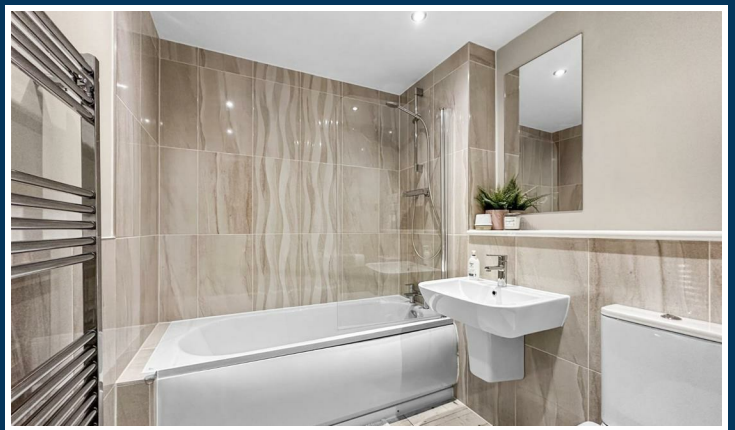
We understand the service charge is currently £2,252.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band D.

NOTE

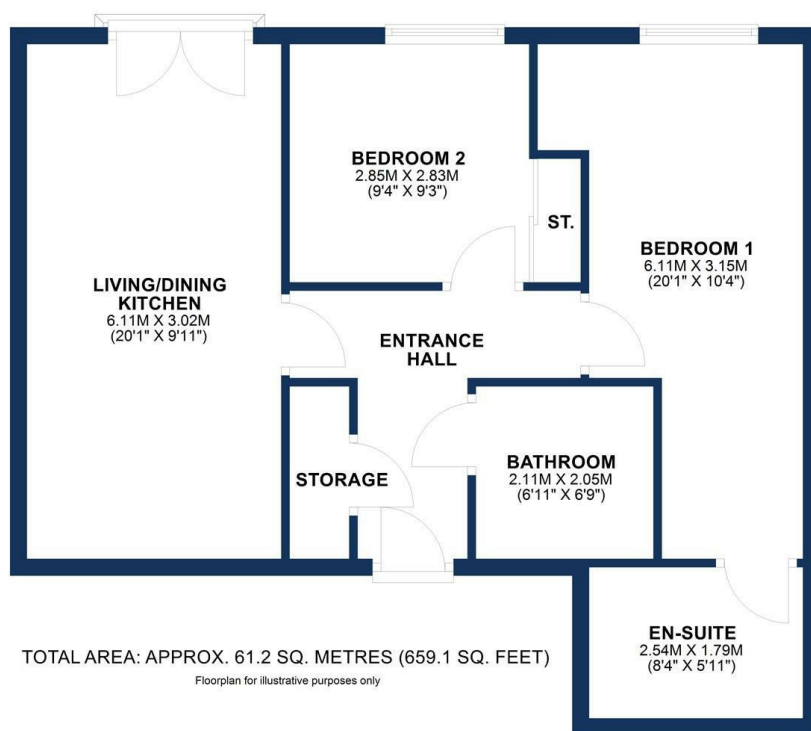
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 61.2 SQ. METRES (659.1 SQ. FEET)



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