IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









34 SPRINGBANK ASHLEY ROAD | ALTRINCHAM

£200,000

NO ONWARD CHAIN

A refurbished and superbly presented top floor retirement apartment within this highly popular McCarthy and Stone development. Ideal location approximately a quarter of a mile from both Hale village and Altrincham town centre. The accommodation briefly comprises private entrance hall with utility/laundry cupboard, spacious sitting/dining room, contemporary re-fitted kitchen with integrated appliances, primary bedroom with quality fitted furniture, further double bedroom and modern shower room/WC. Pressurised hot water system and double glazing. Beautifully maintained communal gardens and resident/visitor parking.

POSTCODE: WA14 2LR

DESCRIPTION

Springbank stands in a slightly elevated position surrounded by landscaped tree lined grounds all of which combines to create a delightful setting. The development is also one of the most popular in the locality. In part this is due to the ideal location being a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all the facilities of a McCarthy and Stone development including a resident house manager, careline system within the apartment and guest suite which may be reserved for visiting friends and relatives at a relatively modest cost. There is also a thriving community with regular social events mainly held within the resident's lounge which is tastefully furnished and appointed.

The refurbished and superbly presented interior includes a private entrance hall with anti-slip flooring and a utility cupboard with space for both an automatic washing machine and tumble dryer. The elegant living room is generously proportioned and provides ample space for a dining suite and sitting area with the focal point of a stunning remotely operated contemporary fireplace. The adjacent kitchen is approached beyond an opaque glazed sliding door and has been refitted with white high gloss units complemented by marble effect work-surfaces and integrated Bosch appliances. Furthermore, there are impressive views toward the spire of St Johns Church.

The spacious primary bedroom benefits from a comprehensive range of quality fitted furniture and overlooks the well maintained gardens. There is a a further double bedroom which may be used as an additional reception room, if required. The modern shower room/WC is fully tiled and features a wide walk-in shower, designed with ease of access in mind.

Heating is by means of an upgraded system alongside underfloor heating to the kitchen, the windows are double glazed and, importantly, a pressurised hot water system has recently been installed. Plug sockets have also been improved to include USB charging ports.

Externally there are both resident and visitor parking areas and beautifully manicured grounds.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure entry system and adjacent residents lounge with French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the House Manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Panelled front door. Utility cupboard with space for an automatic washing machine and tumble dryer. Storage cupboard with shelving and housing the pressurised hot water system. Wood effect ant-slip flooring. Entry phone system. Coved cornice. Electric radiator.

SITTING/DINING ROOM

18'5" x 13'11" (5.61m x 4.24m)

Remotely operated flame/log effect electric fire flanked by wall light points to both sides. Provision for a wall mounted flatscreen television. Timber framed double glazed window. TV/FM/SAT point. High speed internet point. Coved cornice. Two electric radiators. Opaque glazed sliding door to:

KITCHEN

9'1" x 6'10" (2.77m x 2.08m)

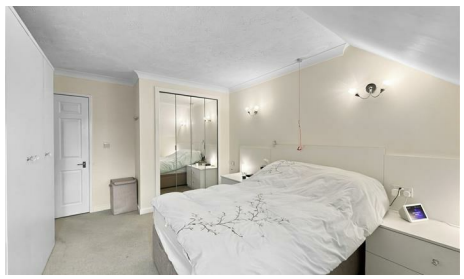
Fitted with a range of high gloss white wall and base units beneath marble effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Integrated Bosch appliances include an electric fan oven/grill and four zone induction hob with extractor/light above. Space for a fridge/freezer. Wood effect flooring. Coved cornice. Timber framed double glazed window. Electric underfloor heating.











BEDROOM ONE
13'11" x 11'3" (4.24m x 3.43m)
Fitted with a four door range of wardrobes containing hanging rails and shelving. Matching chest of drawers and bedside tables. Built-in mirror fronted wardrobes containing hanging rails and shelving. Timber framed double glazed window. Two wall light points. Coved cornice. Electric radiator.

BEDROOM TWO
15'2" x 6'9" (4.62m x 2.06m)
Timber framed double glazed window. Wall light point. Coved cornice. Electric radiator.

SHOWER ROOM/WC
7'3" x 6'8" (2.21m x 2.03m)
Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and low-level WC. Walk-in shower beyond a glass screen with thermosteric rain shower plus handheld attachment. Mirror fronted cabinet. Extractor fan. Coved cornice. Wall mounted convector heater and chrome heated towel rail.

OUTSIDE
Resident and visitor parking areas.

SERVICES
Mains water, electricity and drainage are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We have been informed the property is held on a leasehold basis for the residue of 125 years from 1st June 1994 and subject to a Ground Rent of £582.08 per annum. This should be verified by your solicitor.

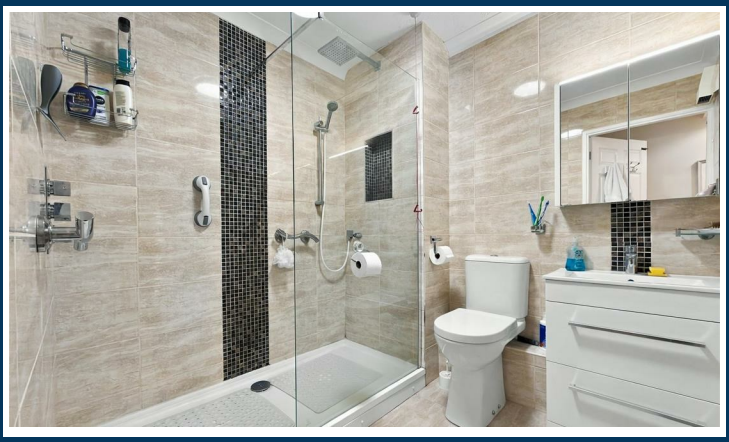
SERVICE CHARGE
The service charge is currently £6.317.44 per annum. This includes the remuneration of the resident House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs to communal areas, buildings insurance, management etc. We also understand the water and sewerage charges are included. Full details will be provided by our clients Solicitor.

COUNCIL TAX
Band E

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.





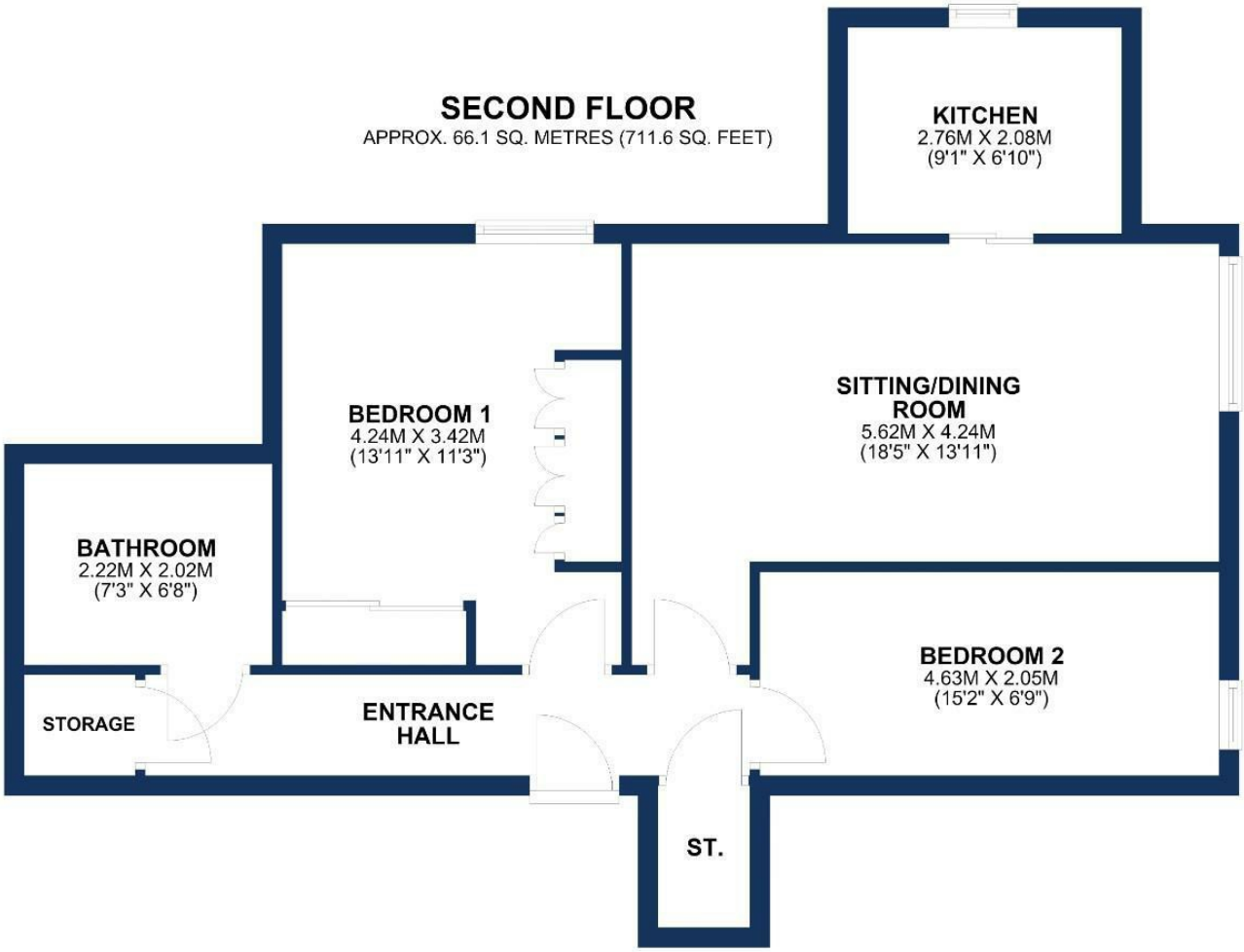




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SECOND FLOOR

APPROX. 66.1 SQ. METRES (711.6 SQ. FEET)



TOTAL AREA: APPROX. 66.1 SQ. METRES (711.6 SQ. FEET)

Floorplan for illustrative purposes only

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