



## APARTMENT 3501 34 WOODFIELD ROAD | ALTRINCHAM

OFFERS OVER £200,000

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

A contemporary first floor apartment arranged over three levels, positioned within a popular waterside development and with outstanding tree lined views. The well proportioned accommodation briefly comprises entrance hall, fitted dining kitchen with integrated appliances, living room with full height windows opening onto a private terrace, primary bedroom with dressing area and en suite shower room, second bedroom and bathroom/WC. Central heating and double glazing. Secure allocated underground parking. Well maintained communal gardens.



**POSTCODE: WA14 4RR**

## DESCRIPTION

This waterside development is positioned adjacent to the award winning town 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, a short distance to the south is John Leigh Park with tennis courts and recreation areas.

Constructed circa 2006 and designed by Foster and Partners in conjunction with Urban Splash, environmental sustainability was at the heart of the project. Combining contemporary internal fittings alongside stunning architecture this high specification apartment represents stylish modern living in a highly popular location.

This superbly proportioned apartment is arranged over three levels with panoramic views which need to be seen to be appreciated. From the spire of St Margarets Church and overlooking an abundance of mature trees the aspect also includes views of the Bridgewater Canal with the moors of The West Pennines in the distance.

The welcoming entrance hall leads onto a contemporary fitted kitchen with integrated appliances and ample space for a dining suite. The staircase provides access to a naturally light living room with stunning vaulted ceiling and full width glazing which incorporates a sliding window opening onto the external private decked seating area. Stairs continue to a landing with scope to create a study area and the primary bedroom benefits from a dressing area which in turn opens onto an en suite shower room. Furthermore, there is an additional double bedroom and well appointed bathroom/WC.

Central heating has been installed together double glazing throughout.

There is also the added advantage of an allocated underground parking space.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE

### SECOND FLOOR

#### ENTRANCE HALL

Hardwood front door. Staircase to the upper levels. Cloaks cupboard with space for hanging coats and jackets. Bamboo flooring. Wall light point. Radiator.

#### DINING KITCHEN

**15'11" x 8'8" (4.85m x 2.64m)**

Fitted with matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above, fridge, freezer and dishwasher. Utility cupboard with space for an automatic washing machine. Space for a table and chairs. Two double glazed windows to the front. Bamboo flooring. Wall light point. Radiator.

#### LANDING

Glass balustrade staircase. Storage cupboard housing the hot water exchange system.

#### LIVING ROOM

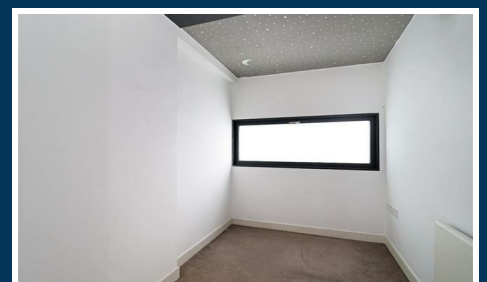
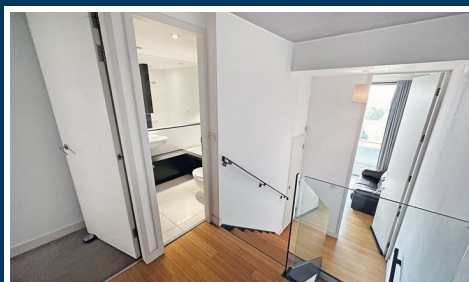
**16'2" x 14'6" (4.93m x 4.42m)**

Vaulted ceiling. Full height and full width double glazing. Bamboo flooring. Radiator. Sliding window to:

#### TERRACE

**16'2" x 9'6" (4.93m x 2.90m)**

Covered decked seating area with exceptional views.



## LANDING

Space for a study area. Glass balustrade. Bamboo flooring. Wall light point. Radiator.

## BEDROOM ONE

13'5" x 9'4" (4.09m x 2.84m)

Opaque double glazed window. Wall light point. Radiator. Opening to:

## DRESSING AREA

5'10" x 3'5" (1.78m x 1.04m)

Space for wardrobes and chest of drawers. Opening to:

## EN SUITE SHOWER ROOM

7' x 3'7" (2.13m x 1.09m)

White/chrome wall mounted wash basin with mixer tap and storage beneath. Tiled walk-in shower with thermostatic shower. Tiled floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

10'5" x 6'9" (3.18m x 2.06m)

Opaque double glazed window. Wall light point. Radiator.

## BATHROOM/WC

7' x 5'4" (2.13m x 1.63m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap and thermostatic shower above set within tiled surrounds, wall mounted wash basin with mixer tap and storage beneath and cantilevered WC with concealed cistern. Tiled floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Underground allocated parking space.

## 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 from 1st January 2003 and subject to a Ground Rent of £360.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

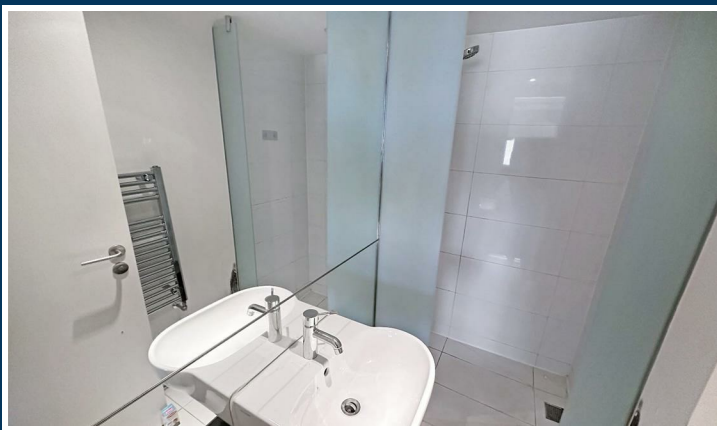
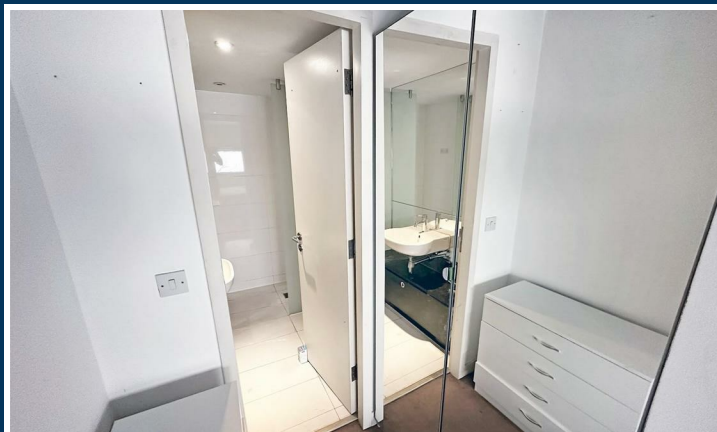
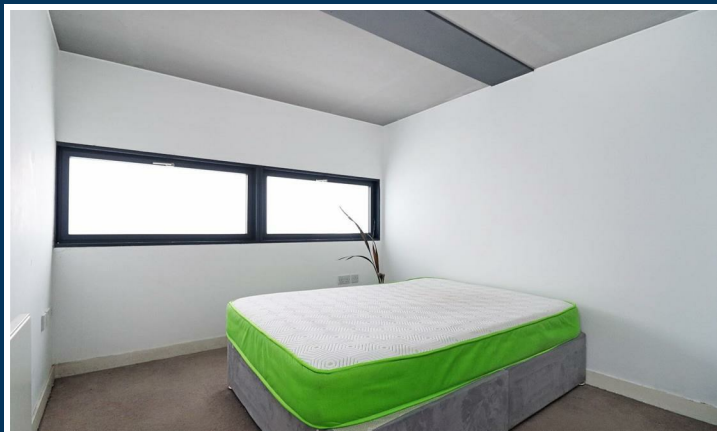
We understand the service charge is approximately £2,460.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band D

## NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



### HALE BARNS

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM