IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









15 INGLEWOOD ST. MARGARETS ROAD | BOWDON

£255,000

NO ONWARD CHAIN

A superbly presented top floor retirement apartment ideally positioned with tree lined views and a dual aspect creating a naturally light interior. Briefly comprising secure communal reception area, lift and stairs to all levels, private entrance hall with storage cupboard, open plan sitting/dining room, fitted kitchen with integrated appliances, two excellent bedrooms and modern shower room/WC. Gas fired central heating and PVCu double glazing. Single garage and resident parking. Ideal location approximately half a mile from Altrincham town centre.

POSTCODE: WA14 2AP

DESCRIPTION

Originally a mansion house and formerly the residence of John Ireland the composer, Inglewood became a select development of apartments with the addition of a substantial new built retirement wing and is for occupation by those 55 years of age and over.

Positioned on the top floor, there are commanding tree lined views in a southerly direction. In addition, the open plan living space benefits from a dual aspect to create a naturally light interior. The delightful communal grounds are certainly a feature being laid to lawn, unusually large and well screened, all of which combines to establish a private and peaceful setting.

Approached via the communal reception area from which there is a lift to the upper floors, the accommodation is superbly proportioned and presented throughout. Upon entering the private entrance hall has provision for storage and leads into an elegant sitting/dining room. The sitting area benefits from a fitted media unit with display shelving and an adjacent dining area provides ample space for a table and chairs. The adjoining kitchen is fitted with Shaker style units complemented by wood effect work-surfaces and integrated NEFF appliances.

There are two excellent bedrooms, one of which has been replanned to create an impressive dressing room with contemporary fitted furniture. Completing the interior is a well appointed and fully tiled shower room/WC with white sanitary-ware and chrome fittings.

Gas fired central heating has been installed together with double glazing throughout.

Externally there is resident parking and this particular apartment also has a single garage.

The location is highly favoured being positioned within the Bowdon Conservation Area and well placed for the comprehensive shopping centre of Altrincham with its thriving Market Hall and Metrolink station which provides a commuter service into Manchester and the surrounding areas.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL RECEPTION HALL
Accessed via an entry phone system with both staircase and lift to the upper floors.

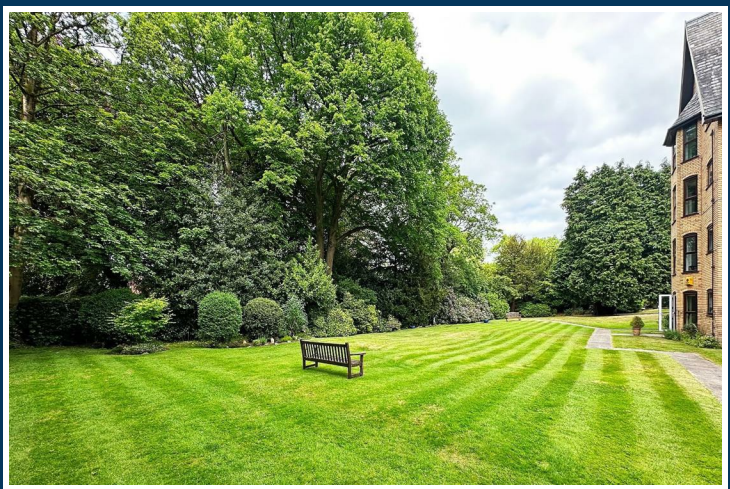
THIRD FLOOR

PRIVATE ENTRANCE HALL
Panelled hardwood front door. Storage cupboard with shelving. Coved cornice. Radiator.

SITTING/DINING ROOM
21'4" x 20'5" (6.50m x 6.22m)
With ample space for both seating and dining suites. Fitted media unit with display shelving. Three PVCu double glazed windows. Two velux windows. Coved cornice. Two radiators.

KITCHEN
9'2" x 7'5" (2.79m x 2.26m)
Fitted with Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated NEFF appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above and dishwasher. Integrated fridge/freezer and recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Recessed LED lighting. Tiled floor. Coved cornice.











BEDROOM ONE
11'10" x 9'8" (3.61m x 2.95m)
Two velux windows. Coved cornice. Radiator.

BEDROOM TWO
11'9" x 6'9" (3.58m x 2.06m)
Fitted with a five door range of wardrobes containing hanging rails, shelving and drawers. Matching twin pedestal dressing table. Velux window. Coved cornice. Radiator.

SHOWER ROOM/WC
7'4" x 5'4" (2.24m x 1.63m)
White/chrome semi-recessed vanity wash basin with mixer tap and WC with concealed cistern. Deep tiled enclosure with thermostatic shower. Mirror fronted cabinet with internal shaver point. Tiled walls and floor. Recessed LED lighting. Radiator.

OUTSIDE

SINGLE GARAGE
Up and over door.

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 999 years. 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, maintenance of the grounds and Buildings Insurance. Full details will be provided by our client's Solicitor.

COUNCIL TAX
Band C.

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.





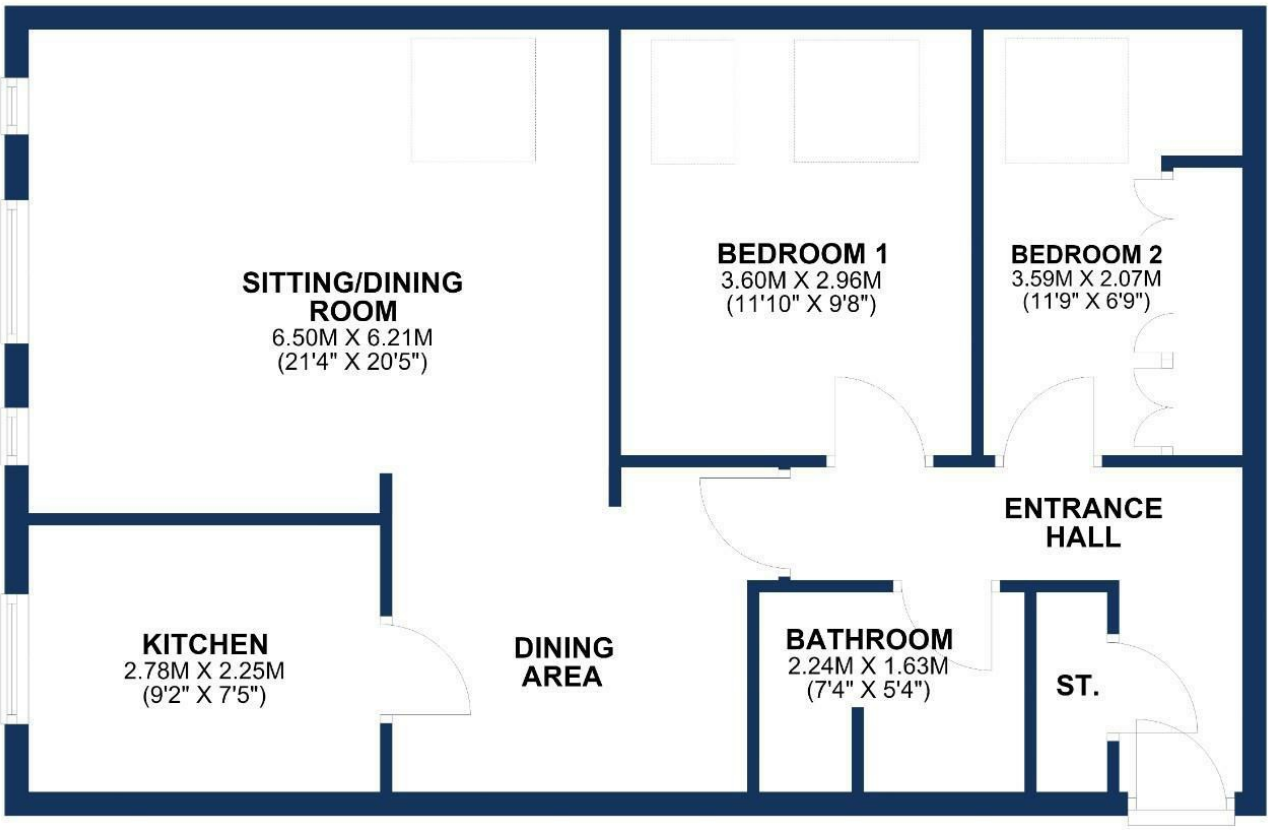




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THIRD FLOOR

APPROX. 65.1 SQ. METRES (701.1 SQ. FEET)



TOTAL AREA: APPROX. 65.1 SQ. METRES (701.1 SQ. FEET)

Floorplan for illustrative purposes only

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