IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









27 SPRINGBANK ASHLEY ROAD | HALE

OFFERS OVER £150,000

A beautifully presented and refurbished first floor retirement apartment within this highly popular development. Previously with two bedrooms the accommodation has been replanned to create generous living space and briefly comprises private entrance hall, sitting/dining room, re-fitted kitchen with integrated appliances, spacious double bedroom with fitted furniture and contemporary shower room/WC. The property also benefits from an allocated garage, upgraded heating and pressurised hot water system, double glazing and all the facilities of a McCarthy & Stone development. Positioned in an ideal location approximately mid way between Hale and Altrincham.

POSTCODE: WA14 2LR

DESCRIPTION

This beautifully presented first floor retirement apartment forms part of a development by McCarthy & Stone built a little over 30 years ago and matured to be one of the most interesting developments in the locality. The design is attractive with a substantial building constructed in brick and stone and carefully planned to benefit from commanding views over the surrounding tree lined grounds. Features of the development include a resident House Manager, comprehensive security system and 24 hour Careline facility. There is a guest suite for visitors which can be reserved at a relatively modest cost and a well appointed residents lounge for social functions.

Previously configured to include two bedrooms the accommodation has been reconfigured to provide generous living space, the benefit of which can be seen in an excellent sitting/dining room with windows to a dual aspects and the focal point of a period style fireplace. The re-fitted kitchen includes integrated NEFF and SIEMENS appliances and enjoys views in a southerly direction toward Springbank Park. The shower room/WC features a contemporary suite with excellent walk-in shower to further complement the high standard of accommodation and a spacious double bedroom has the added advantage of a range of fitted furniture.

An upgraded heating system has been installed together with a pressurised hot water system and double glazing throughout. Unusually the apartment also has a separate garage with remotely operated door.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA
Leading to the residents lounge and kitchen and giving access to each of the apartments. Entry phone system. Lift and staircase to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL
A spacious entrance to the accommodation with built-in cloaks/storage cupboard and separate airing cupboard housing the pressurised hot water system. Entry phone. Coved cornice. Electric radiator. Glazed/panelled doors to both the sitting/dining room and kitchen.

SITTING/DINING ROOM
19'5" x 14'3" (5.92 x 4.34)
With the focal point of a period style fireplace surround with marble insert and flame effect electric fire set upon a marble hearth. Three timber framed double glazed windows providing natural light. Wall light point. Television aerial point. Coved cornice. Two electric radiators

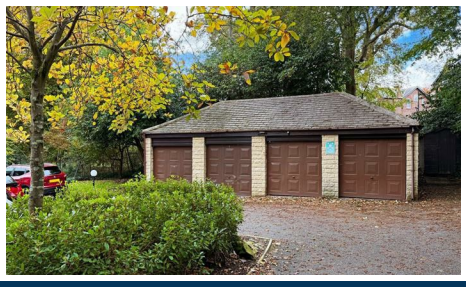
KITCHEN
9'1" x 6'1" (2.77 x 1.85)
Re-fitted with matching cream coloured wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splashback. Integrated appliances include a NEFF electric oven/grill, NEFF four ring ceramic hob, fridge and SIEMENS slimline dishwasher. Wood effect flooring. Timber framed double glazed window.











BEDROOM
14'3" x 9'8" (4.34 x 2.95)
With a six door range of fitted wardrobes containing hanging rails and shelving. Matching twin pedestal dressing table. Timber framed double glazed window. Two wall light points. Telephone point. Coved cornice. Electric radiator.

BATHROOM/WC
6'11" x 5'6" (2.11 x 1.68)
A contemporary white/chrome suite comprising wall mounted wash basin with mixer tap and low-level WC set within tiled surrounds. Wide walk-in shower beyond a glass screen with thermostatic shower and stone effect panelled walls. Mirror fronted cabinet. Wall light point. Extractor fan. Wall mounted convector heater. Chrome heated towel rail.

OUTSIDE

GARAGE
16'0" x 8'7" (4.88m x 2.62m)
Remotely operated up and over door.

Resident and visitor parking areas.

SERVICES
Mains water, electricity and drainage are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is Leasehold for the residue of 125 years commencing 1st June 1994 and subject to a Ground Rent of £583.68 per annum. This should be verified by your Solicitor.

SERVICE CHARGE
We understand the service charge is currently £5,966.56 per annum. This includes the remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs and Management etc. We are also informed that water and sewerage charges are included. Full details will be provided by our clients Solicitor.

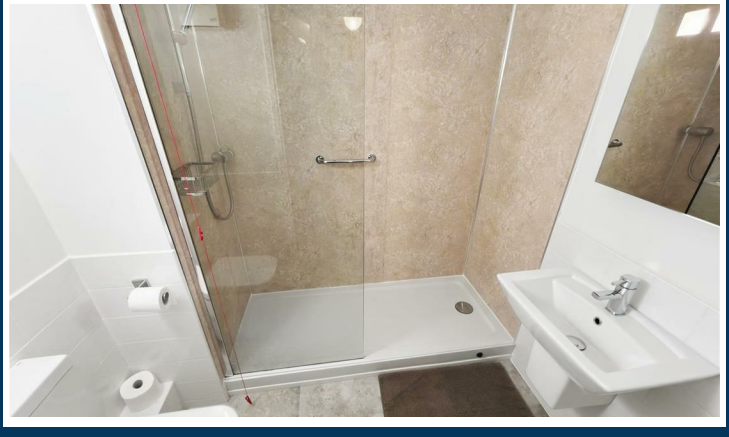
COUNCIL TAX
Band E.

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.





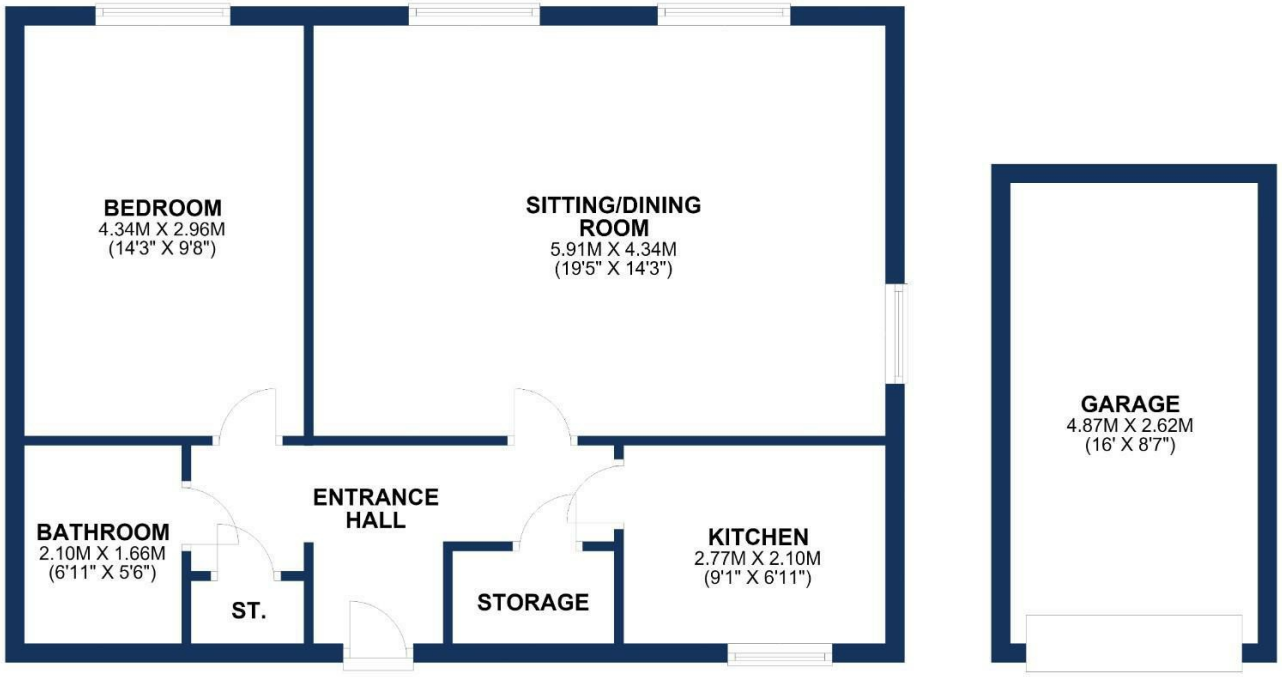




Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.

FIRST FLOOR

APPROX. 59.5 SQ. METRES (640.4 SQ. FEET)
(EXCLUDING GARAGE)



TOTAL AREA: APPROX. 59.5 SQ. METRES (640.4 SQ. FEET)

Floorplan for illustrative purposes only

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