HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS

INDEPENDENT ESTATE AGENTS

# Apartment 7, Marloes Park Road

## Bowdon, WA14 3JF





£575,000



www.watersons.net















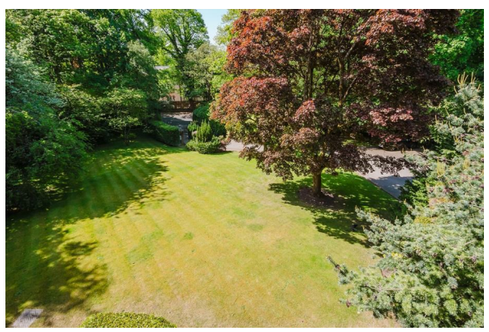


















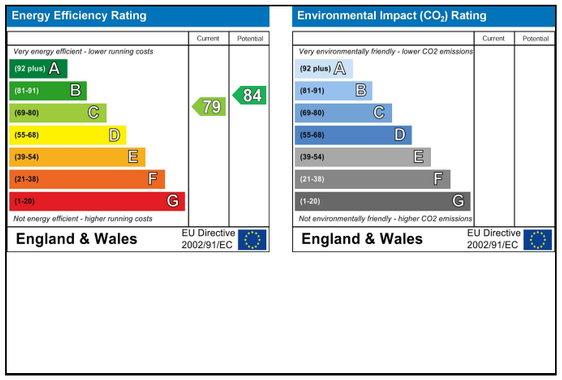
**HALE OFFICE:**
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

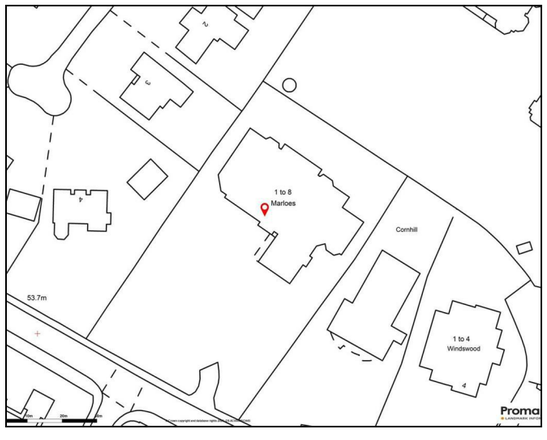
**SALE OFFICE:**
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

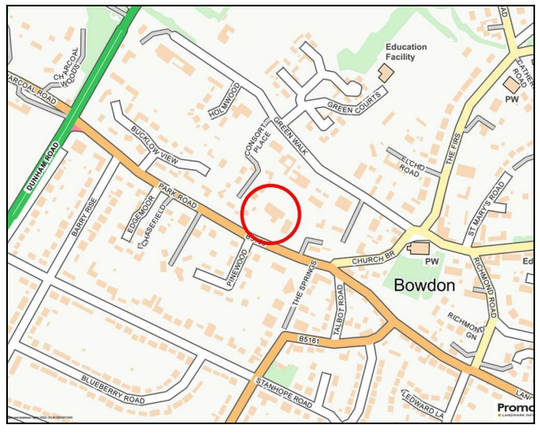
WATERSONS
INDEPENDENT ESTATE AGENTS


# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)




**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# overview

A SUPERBLY PROPORTIONED, SECOND FLOOR APARTMENT IN A GATED DEVELOPMENT WITH TWO SUNNY ASPECT BALCONIES AND UNDERCROFT PARKING CLOSE TO ALTRINCHAM AND HALE CENTRES. 1913 SQFT.

Entrance Vestibule. Entrance Hall. Lounge. Dining Room. Breakfast Kitchen. Utility. Two Double Bedrooms. Two Bath/Showers. Undercroft Parking. Communal Gardens. No Chain.



# in detail

A superbly proportioned Second Floor Apartment in this impressive purpose built gated development, with the valuable feature of Two Balconies and secure undercroft parking for two cars.

The Apartment is ideally located close to both Altrincham Town Centre and Hale Village and within easy access to the M56 and M6 Motorway networks and access to Manchester Airport.

The well presented property extends to some 1913 sq ft and provides a Lounge, Dining Room, Breakfast Kitchen and Utility served by Two Double Bedrooms and Two Bath/Shower Rooms.

The property is well maintained but would now benefit from some updating and has excellent potential to reconfigure the layout from Two Bedrooms to Three Bedrooms and we have provided an alternative floorplan layout to demonstrate this.

Externally, Marloes is set within a gated Development with delightful, landscaped Communal Gardens and allocated undercroft Resident parking for two cars.

This property is offered For Sale with No Chain.

Comprising:

Communal Entrance. Communal Hall with stairs and lift rising to the Upper Floors.
Second Floor Landing. Private Entrance to Apartment 7.

Entrance Vestibule with window to the front elevation. Video entry phone system. Tiled floor. Coved ceiling. Entrance Hall with window to the side elevation.

Dining Room with French doors providing access to a spacious West facing Balcony. Built in storage with display shelving. Window to the side elevation. Coved ceiling. Parquet flooring.

Lounge with French doors providing access to a spacious West facing Balcony. Impressive marble fireplace feature. Windows to the front and side elevations. Parquet flooring. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over. Integrated 'Bosch' appliances include a stainless steel oven, microwave oven, four ring hob, extractor fan and dishwasher. Integrated fridge. Ample space for a dining table and chairs. Window to the side elevation. Tiled floor.

Utility Room with built in units and worktop over with inset stainless steel sink. Space and plumbing suitable for a washing machine and tumble dryer. Tiling to the walls and floor. Storage cupboard housing a wall mounted gas central heating boiler and 'Megaflo' system.

Principal Bedroom One with windows to the front and side elevations. A door provides access to a Balcony. Extensive range of built in wardrobes providing excellent hanging and storage space.

This room enjoys an En Suite Bathroom fitted with a white suite and chrome fittings providing a bath with shower attachment over, separate enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin, WC and bidet. Opaque window to the side elevation.
Extensive tiling to the walls and floors.

Bedroom Two with window to the side elevation.

Shower Room fitted with a white suite and chrome fittings providing an enclosed shower cubicle, wash hand basin and WC. Extensive tiling to the walls and floors.

Externally, the Development is approached via a remote control, Gated Entrance which returns beneath the property to under croft Parking, within which are Two Reserved Parking Spaces serving Apartment 7.

Marloes is set within delightful, landscaped Communal Gardens laid to lawn with a variety of plants, shrubs and trees providing a beautiful outlook for all year round privacy.

This property is offered For Sale with No Chain.

- Leasehold - 999 years from 29 September 1994
- Council Tax Band G

