



**APARTMENT 10 3 QUARRYMANS VIEW | TIMPERLEY**

**OFFERS OVER £325,000**

Ideally located within this prestigious gated development is this superbly presented second floor apartment which needs to be seen to be appreciated. The accommodation briefly comprises secure communal entrance hall with lift and stairs to upper floors, private entrance hallway with storage, impressive open plan living dining kitchen, principle bedroom with en-suite shower room/WC, further double bedroom and main bathroom/WC. Well tended communal gardens plus allocated residents and visitors parking.

**POSTCODE: WA15 7SB**

## DESCRIPTION

Built circa 2007 by Villa Font Homes Quarrymans View forms part of a gated development of apartments and town houses within an attractive setting and ideally located in the heart of Timperley village.

This particular apartment is located on the second floor and accessed via lift and stairs from the secure communal entrance hall. Upon entering the property the hallway is well proportioned and offers storage by way of utility cupboard plus further storage cupboard, and provides access to all rooms. There is an impressive open plan living dining kitchen with a range of integrated appliances and high gloss units and with double doors leading to Juliette balconies with views over the communal gardens. The principle bedroom has the added benefit of an en-suite shower room/WC and there is a second double bedroom plus main bathroom/WC. Both bathrooms are fitted with modern white suites with chrome fittings.

Externally the development is accessed via remote gates and incorporates well tended communal gardens laid mainly to lawn and with residents and visitors allocated parking.

An excellent proposition for any prospective purchaser nestled away within this quiet gated development yet within easy reach of Timperley village centre.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

Lift and stairs to all floors. Secure entry system.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

**11'0" x 7'1" (3.35m x 2.16m)**

Hardwood front door. Two storage cupboards. Recessed low voltage lighting. Radiator. Phone entry system.

#### SITTING / DINING ROOM

**16'6" x 13'5" (5.03m x 4.09m)**

A superb open place space with room for living and dining suites. Timber framed double glazed double doors leading to a Juliet balcony overlooking the attractive communal gardens. Recessed low voltage lighting. Radiator. Television aerial point. Telephone point. Opening to;

#### KITCHEN

**10'7" x 6'4" (3.23m x 1.93m)**

Fitted with a comprehensive range of high gloss wall and base units with work surfaces over incorporating a 1 ½ bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel splashback and extractor hood. Integrated fridge/freezer and washing machine. Tiled splashback. Recessed low voltage lighting. Tiled floor.



## BEDROOM ONE

16'6" x 9'11" (5.03m x 3.02m)

With fitted wardrobes. Timber framed double glazed window to the rear. Radiator. Recessed low voltage lighting. Television aerial point.

## EN SUITE

9'1" x 6'0" (2.77m x 1.83m)

With a white suite with chrome fittings comprising tiled shower enclosure, wash basin and WC. Tiled splashback. Chrome heated towel rail. Tiled floor. Recessed low voltage lighting. Extractor fan.

## BEDROOM TWO

12'9" x 9'0" (3.89m x 2.74m)

With fitted wardrobes. Timber framed double glazed window to the rear. Radiator. Recessed low voltage lighting. Television aerial point. Cornice. Loft access hatch.

## BATHROOM

7'1" x 6'3" (2.16m x 1.91m)

Fitted with a contemporary white suite with chrome fittings comprising bath, wash basin and WC. Tiled floor. Tiled splashback. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Well tended communal gardens create an attractive setting. Allocated residents and visitors parking.

## 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 a 999 year term commencing 28th July 2006 and subject to a Ground Rent of £395 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £3,400 per annum. This includes buildings insurance, cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## NOTE

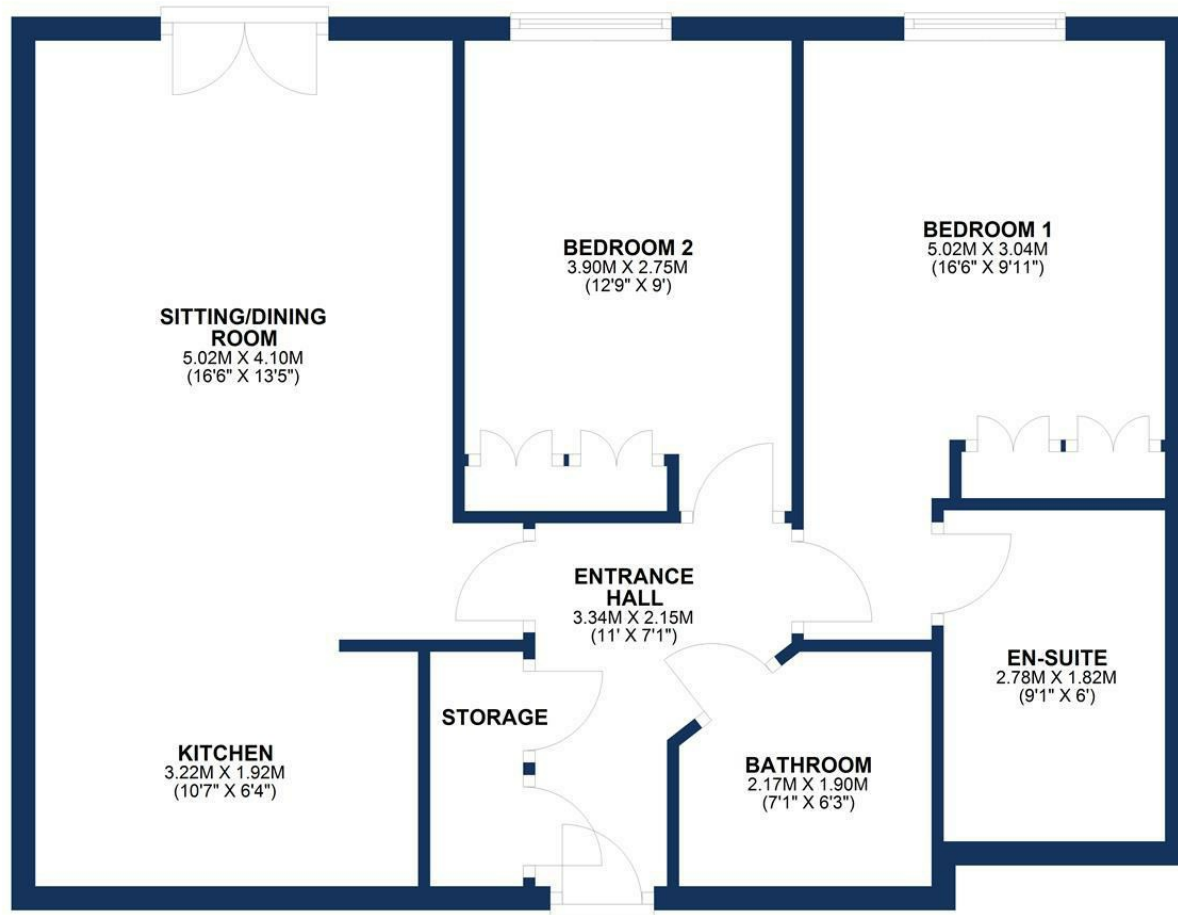
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

## SECOND FLOOR

APPROX. 66.6 SQ. METRES (716.6 SQ. FEET)



TOTAL AREA: APPROX. 66.6 SQ. METRES (716.6 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