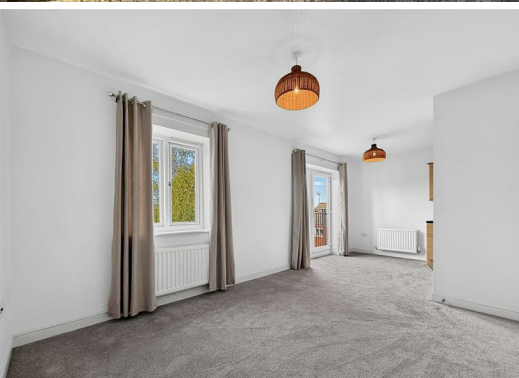




APARTMENT 5 79 RIVERBROOK ROAD | ALTRINCHAM

£200,000

NO ONWARD CHAIN

A superbly presented second floor apartment positioned in the ever popular Stamford Brook development. The generously proportioned accommodation briefly comprises secure communal reception area, private entrance hall with built-in storage and cloaks cupboard, full width contemporary open plan living/dining kitchen with integrated appliances and Juliet balcony, two excellent double bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Allocated parking for residents plus visitor parking and communal gardens. Ideal location approximately one mile from the award winning town centre of Altrincham.

POSTCODE: WA14 5YH

DESCRIPTION

Constructed by Messrs Bryant Homes and Redrow Homes in conjunction with the National Trust, this contemporary apartment forms part of the ever popular Stamford Brook development. The property sits in a convenient location with the comprehensive shopping centre of Altrincham approximately one mile distance along with the transport interchange which provides a commuter service into Manchester via the Metrolink tram system. Stations are also available at Navigation Road and Timperley.

The superbly presented accommodation is approached beyond a secure communal reception area with staircase to the second floor. The private entrance hall is spacious and has provision for storage as well as a separate cloaks closet. The generously proportioned open plan living space includes a kitchen fitted with a range of wood effect units and granite effect work-surfaces, complemented by a range of integrated appliances. In addition, French windows open onto a Juliet balcony with wrought iron balustrade from the dining area and the sitting area enjoys delightful tree lined views.

Two excellent double bedrooms benefit from commanding views and are served by a bathroom/WC with white suite and chrome fittings all set within tiled surrounds.

Resident and visitor parking is allocated within the development and there are also communal gardens laid mainly to lawn with a variety of surrounding mature trees combining to create an attractive setting.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure entry system. Individual mail boxes and staircase to all levels.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood panelled front door. Cloaks closet with space for hanging coats and jackets. Storage cupboard with shelving. Entry phone. Radiator.

LIVING/DINING KITCHEN

21'2" x 13'2" (6.45m x 4.01m)

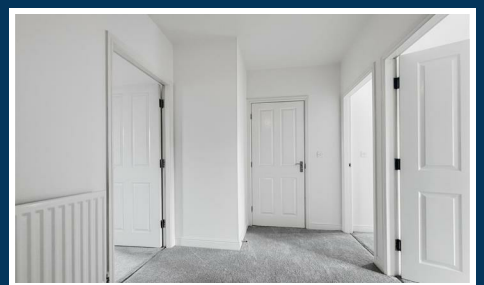
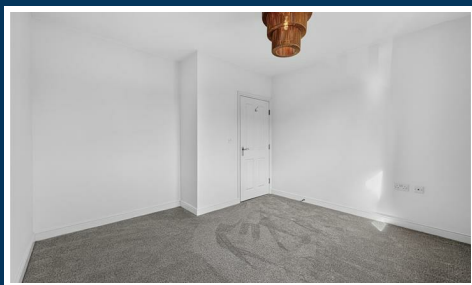
Planned to incorporate:

LIVING/DINING AREA

PVCu double glazed French windows to a Juliet balcony with wrought iron balustrade. PVCu double glazed window. Two radiators.

KITCHEN

Fitted with a range of wood effect wall and base units beneath granite effect heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob with stainless steel chimney cooker hood above. Space for a fridge/freezer and recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Tile effect flooring.



BEDROOM ONE

11'7" x 11'6" (3.53m x 3.51m)

PVCu double glazed window. Radiator.

BEDROOM TWO

9'7" x 9'3" (2.92m x 2.82m)

PVCu double glazed window. Radiator.

BATHROOM/WC

6'1" x 5'9" (1.85m x 1.75m)

Fitted with a modern white/chrome suite comprising panelled bath with thermostatic shower above, pedestal wash basin and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window. Tiled effect flooring. Shaver point. Extractor fan. Radiator.

OUTSIDE

Allocated resident and visitor 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 125 years from 1st January 2005 and subject to a Ground Rent of £125.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

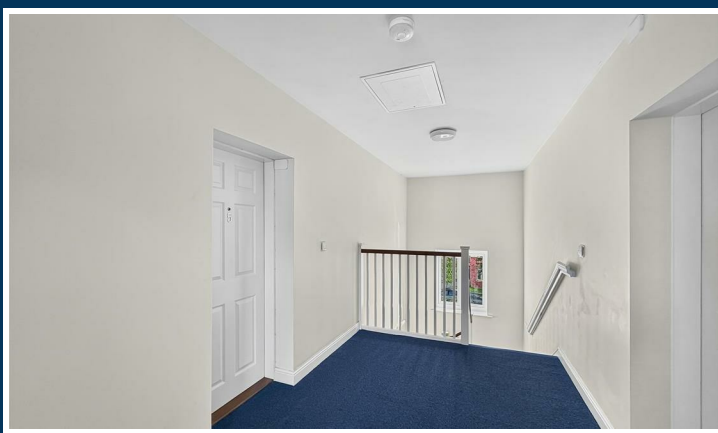
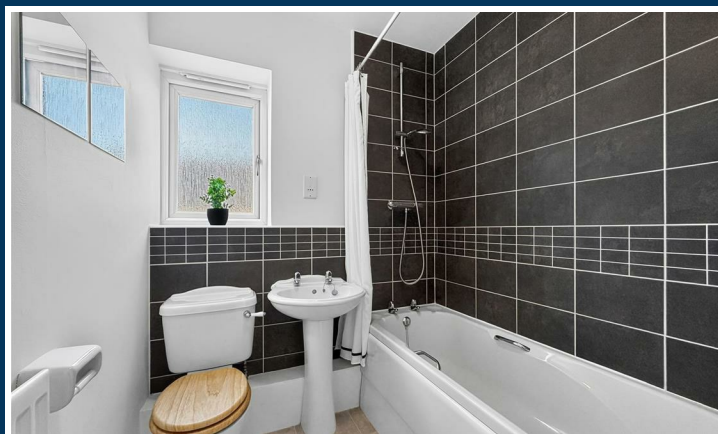
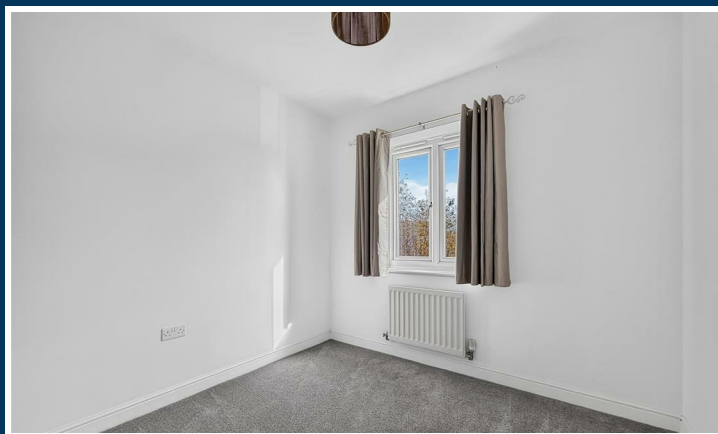
We understand the service charge is approximately £1,390.89 per annum (Block Fee and Estate Fee combined). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band B.

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.

SECOND FLOOR

APPROX. 55.2 SQ. METRES (593.9 SQ. FEET)



TOTAL AREA: APPROX. 55.2 SQ. METRES (593.9 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