



The Downs, Altrincham, WA14
Asking Price Of £560,000



Property Features

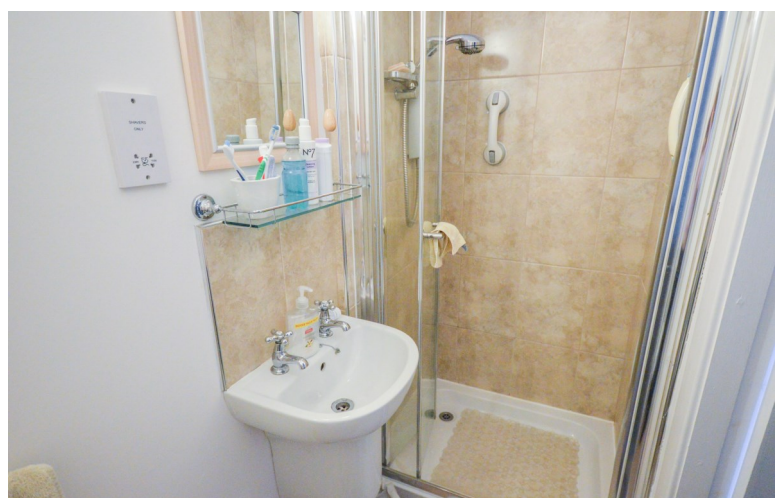
- Two Double Bedroom Ground Floor Apartment
- Double Glazed Throughout
- Overlooking the South Facing Garden
- Three Private Patios
- Five Minutes Walk to Metrolink Station
- Secluded Location
- Private Entrance
- Single Detached Garage
- Off-Road Parking for Two Vehicles
- Sold as Share of Freehold



Full Description

Two double bedroom ground floor apartment located in the heart of Altrincham. This property offers over 1000 square feet of internal space, plus a single detached garage. Internally there are period features and high ceilings, due to the dwelling originally being apart of an impressive Victorian villa. There are three private patios and large south facing communal gardens plus off-road parking for two vehicles.

This property is sold with no onward chain.



SUN ROOM

10' 8" x 9' 3" (3.27m x 2.82m)

The property is entered via a uPVC door into the sun room. This room offers uPVC double-glazed windows to three sides, with views across the garden. The room is fitted with carpeted flooring; a double panel radiator; two wall-mounted light fittings; sliding doors with glazed panels leading to the lounge.



LOUNGE

18' 8" x 16' 7" (5.71m x 5.06m)

The lounge offers a double-glazed bay window to the side aspect; sliding doors with glazed panels to the rear aspect, with hardwood framed windows on either side facing into the sun room. From this room double doors with glazed panels lead into the kitchen-diner and another glazed door to the home office. The lounge is fitted with carpeted flooring; two wall-mounted light fittings; two double panel radiators; television and telephone points; strip light in bay; and wall mounted working security alarm control panel.



KITCHEN/DINER

17' 10" x 15' 6" (5.45m x 4.73m)

The kitchen-diner is a spacious and light reception room with high vaulted ceilings, due to being part of the former billiard room. The kitchen area is fitted with laminate wood effect flooring; two ceiling mounted light fittings and a range of matching base and eye-level storage units; recessed stainless steel sink, with chrome mixer tap over; freestanding cooker with double-oven, grill and hob; plumbing for dishwasher and space for fridge and freezer. In the dining area there are two spotlights and a double panel radiator. From this room a screened corridor with substantial storage leads to the master bedroom and bathroom.



HOME OFFICE

9' 2" x 6' 7" (2.81m x 2.03m)

The home office is fitted with a high-level window; doors leading to lounge and to bedroom two; carpeted flooring; and a wall mounted light fitting.



MASTER BEDROOM

12' 5" x 10' 0" (3.81m x 3.05m)

The master bedroom is accessed via the screened corridor and has a double-glazed window to the side aspect and a high-level window to the rear aspect. This room offers carpeted flooring; a pendant light fitting; and a double-panel radiator.



BEDROOM TWO

12' 5" x 7' 6" (3.79m x 2.30m)

The second double bedroom is located off the kitchen-diner and has access to the home office and en suite shower room. This room comprises an opening skylight; pendant light fitting; carpeted flooring; and a double-panel radiator.



BATHROOM

14' 8" x 10' 4" (4.48m x 3.15m)

The bathroom has been divided into a bathroom and utility space with two skylights, a frosted glass window to the front aspect and high-level glass bricks into the adjacent en suite shower room. This room is fitted with a panelled bath, with glazed screen and electric shower over; a low-level WC; a hand wash basin within a vanity unit with storage under. The utility area contains a wall mounted combi boiler and space and plumbing for a washing machine and tumble dryer. This room also offers an extractor fan; a wall-mounted heated towel radiator; vinyl wood-effect flooring; two wall-mounted light fittings; a double-panel radiator and a single panel radiator.



GARAGE

17' 7" x 8' 6" (5.36m x 2.60m)

The garage is located at the end of the drive and there is ample parking for two vehicles adjacent to the garage. The garage provides a useful storage space and is fitted with an electric up-and-over door; light fitting and electric point.



EXTERNAL

The property benefits from large front and rear communal gardens which are maintained by a gardener. The rear garden is largely laid to lawn; with maintained borders stocked with mature shrubs and trees. Immediately adjacent to the property are three paved seating areas which belong to this property. The garden is enclosed on two sides by low-level brick walls and on the other by a mature hedge.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

150 sq.ft. (13.9 sq.m.) approx.



1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

COMMON QUESTIONS

1. Is this property a freehold or leasehold?

The property is sold as a share of freehold, meaning there is a lease to dictate terms for the upkeep of communal areas, but the owner purchases a portion of the property freehold. The service charge is £145pcm; the lease is 999 years from October 1975. The management company arranges property insurance, external repairs and garden maintenance.

2. How old is the boiler at this property?

The boiler was installed in July 2016 and comes with an 8-year warranty. It has been serviced annually since its installation. The last service was May 2022.

3. Is there a connected chain with this purchase?

The property owner has acquired a new home and will be able to move out when the purchase is ready to complete.

4. Which aspects of this property does the current owner most enjoy?

The owner loves the convenience of being within a short walk of the amenities of Altrincham but yet in a tucked away location. The characterful nature of the apartment, including a relaxing sun room which provides lovely year-round views of the south facing garden, is particularly appealing.

Viewings By Appointment Only