



Richmond Court, Bowdon, WA14

Offers in Excess of £350,000



Property Features

- Two Bedroom Second Floor Apartment
- Chain Free Sale
- Off-Road Parking and Garage
- Double Glazed Throughout
- Short Walk to Metrolink Station
- Modernised Throughout
- Sale Price Includes White Goods, Blinds and Wardrobes
- In Catchment for Trafford Grammer Schools
- Boarded Loft for Storage
- Share of Freehold



Full Description

Beautifully presented modern two bedroom second floor apartment, which has been recently refurbished throughout. This property offers a garage and off-road parking. This property is fitted with a high specification kitchen and bathroom, and all the integrated appliances, blinds and wardrobes are to be included in the sale price. The apartment is sold with a share of freehold.

This property is a short walk to Altrincham, Hale and Dunham, it is also within catchment for Trafford's sought after schools.

Please note this apartment is located on the second floor and does not offer lift access.



LIVING ROOM

12' 9" x 15' 7" (3.89m x 4.77m)

The living room is reached via the entrance hall and is open to the kitchen. This is a fabulous entertaining space, flooded with natural light from a large uPVC double glazed bay window to the front aspect and a further uPVC double glazed window to the side aspect, with fitted roman blind. The lounge is fitted with two television points and each end of the room; a central pendant light fitting; LVT wood effect flooring; a telephone point and a double panel radiator.



KITCHEN

6' 7" x 9' 5" (2.01m x 2.88m)

The kitchen offers a uPVC double glazed window to the front aspect, fitted with a roman blind. This room is fitted with a range of matching base and eye-level storage units, with quartz worktops over; a recessed stainless steel sink with boiling water tap over; a range of integrated appliances including a fridge-freezer, wine cooler, Neff oven, Neff microwave oven, Neff four ring induction hob with extractor fan over, and a Neff washer-dryer. The kitchen also comprises a wall mounted combi boiler (Worcester Bosch) housed in an eye-level storage cabinet; wood effect LVT flooring; and recessed spotlighting.



BATHROOM

6' 2" x 7' 10" (1.88m x 2.41m)

The stylish modern bathroom is located off the entrance hall, this room is fitted with a large shower cubicle with glazed sliding door and chrome thermostatic shower system; a low-level WC; a wall mounted handwash basin with storage under and wall mounted backlit heated mirror over; a wall mounted chrome heated towel rail; tiled flooring and walls; recessed spotlighting; and an extractor fan.



MASTER BEDROOM

9' 7" x 16' 4" (2.94m x 4.99m)

The master bedroom offers a uPVC double glazed window to the rear aspect, fitted with a Roman blind; LVT wood effect flooring; a double panel radiator; and a strip of ceiling mounted multi-directional spotlights. This bedroom is more than large enough to accommodate a super king size bed, dressing table, bedside cabinets and wardrobes.



BEDROOM TWO

6' 8" x 10' 6" (2.04m x 3.22m)

The second bedroom also offers a uPVC double glazed window to the rear aspect, fitted with roman blinds. This room comprises LVT wood effect flooring; a ceiling mounted set of multi-directional spotlights and a double panel radiator. This room could be utilised as a guest bedroom, home office, gym or child's bedroom.



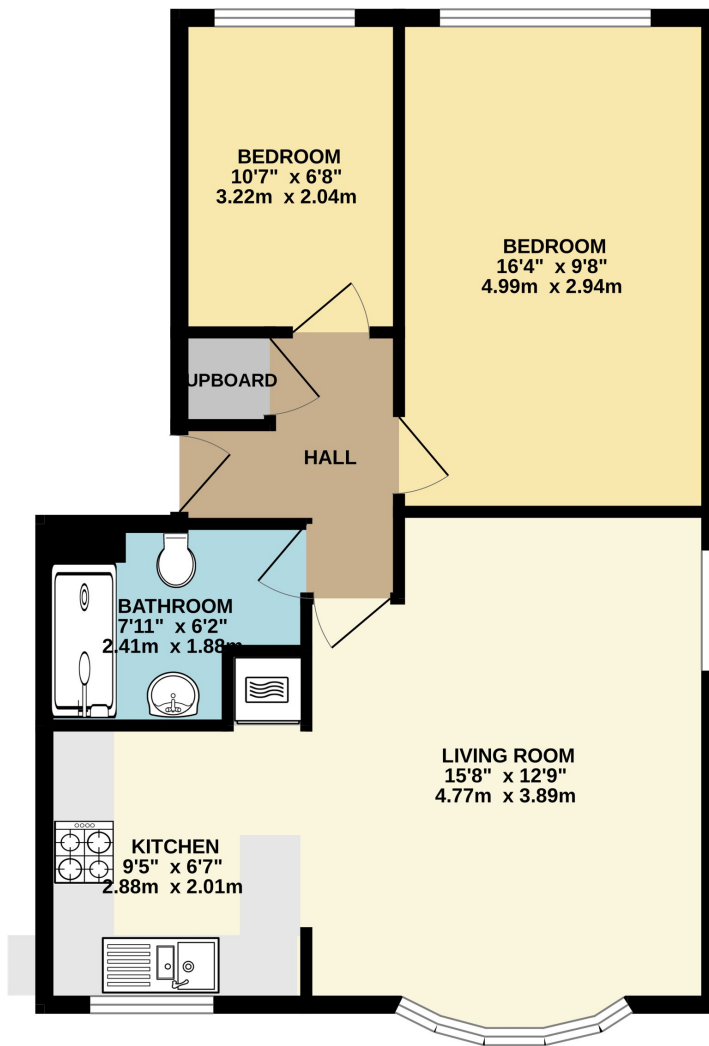
EXTERNAL

The property offers a car park with one parking space per apartment and access to one garage per apartment. The property offers gardens to the front and rear which are beautifully maintained. To the front and rear there is a lawned garden area which is flanked by an array of mature shrubs and small trees. To Richmond Road, the gardens are enclosed by a low-level brick wall and mature hedging.





GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



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

APARTMENT 11, RICHMOND COURT, BOWDON

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COMMON QUESTIONS

1. When was this property constructed? The owners have advised they believe this property was constructed in the 1970s.

2. Is this property leasehold or freehold? The property is sold with a share of freehold. The 'Head' leaser is Bowdon (Richmond Court) management company limited. The property is managed by HML, with a service charge of £1781 per annum, there is no ground rent. The lease is 999 years from 4th Jan 1974.

3. Why are the current owners selling this property? The current owners are looking to upsize, they have lived here since 2020 and have really enjoyed this property. The current owners will not be connecting their onward purchase to this sale and hope to complete a purchase in January 2025.

4. Are pets permitted in this property? No, the lease prohibits residents from keeping pets in this building.

5. Which items are included in the sale price for this property? The owners plan to include all the integrated kitchen appliances, the wine cooler, the fitted blinds, and the bedroom wardrobes. The wardrobes are only around a year old, the blinds are less than four years old as are all the appliances.

6. How much are the utility costs for this property? The current owners have advised they are paying around £70 pcm for combine gas and electricity and £40 pcm for water. The property is in council tax band D, which in Trafford is currently £1,970.88 per annum.

7. Has the boiler been serviced recently? The boiler is serviced annually, this was last carried out in October 2024. The boiler is around 7 years old.

8. Have the current owners carried out any major works at this property in recent years? Yes, the current owners have fully refurbished this property around 4 years ago. This included a new fitted kitchen; new appliances (including wine cooler, hot water tap, fridge-freezer and oven); a newly fitted bathroom; fitted blackout blinds; all new flooring and décor.

9. What are the current owners' favourite aspects of this property? The current owners have loved living here, they have enjoyed the convenient location, which is walking distance to the amenities in Altrincham, the Metrolink, Dunham park and the Devisdale and close to the sought after local schools. The current owners have also found the off-road parking and garage to be very practical; finally the owners have loved the views from the apartment and the amount of natural light which floods the space at all times of day.