

Apt. 3 Merlewood,

17 Langham Road, Bowdon

A stunning purpose built, first floor apartment with lift to all floors. Three reception areas, contemporary David Lisle fitted kitchen, study, three double bedrooms and two newly fitted bath/shower rooms by Mizu of Hale. Single garage and two allocated parking spaces. South facing at the rear with views over communal gardens, Bowdon and beyond.

£849,950

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This apartment is designed to take full advantage of the spectacular south facing views towards the Cheshire Plain. The property is accessed from the ground floor via an automatic lift and stairs.

The fabulous large living area includes a generous main lounge and adjacent dining area with South facing family room opening into a contemporary David Lisle kitchen with a comprehensive range of Miele built-in appliances. There are three double bedrooms in total, the master having an en-suite dressing room and shower rooms whilst the two further bedrooms are served by a beautiful family bathroom, both recently fitted by Mizu of Hale. This modern purpose built apartment is fully double glazed and has two car parking spaces with the addition of a single garage. in the basement. Standing in its own well-maintained landscaped gardens with a full width patio area to the rear. In our opinion, one of the finest properties of its kind currently available.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots, House of Fraser, etc. and the Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Altrincham and across the railway crossing to the traffic lights. Take the second turning on the left onto Langham Road and Merlewood will be found on the left hand side a short way along almost opposite Heald Road, clearly marked by a Gascoigne Halman "for sale" board.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

COMMUNAL ENTRANCE

With staircase and lift to all floors.

FIRST FLOOR

PRIVATE APARTMENT ENTRANCE

ENTRANCE HALL

A welcoming entrance hallway with bespoke fitted cabinetry. Telephone entry system. Recessed ceiling downlighter and pendant lighting. Glazed double doors through to the living accommodation with internal windows and uplighters, allowing for ample natural light. Two central heating radiators. Telephone point. Steps down to the inner hallway and bedrooms.

CLOAKS/WC 5'1 (1.55M) X 5'1 (1.55M)

Fitted with a contemporary white suite and chrome fittings. Comprising: Low level WC with concealed cistern and Geberit wall mount button flush and oval wash hand basin with wall mounted, chrome mixer tap, stainless steel splashback and storage drawer below. Wall mounted mirror with pelmet lighting. Strip wooden flooring. Part tiled walls. Central heating radiator. Extractor fan.

STUDY 13'10 (4.22M) X 12' (3.66M)

A spacious room currently used as a study/home office but could also be utilised as a further reception room. Situated at the front of the property with two windows to the front elevation. Fitted with bespoke, wall to wall cabinetry with shelving, pelmet lighting and incorporating a useful utilities cupboard with space and plumbing for a washing machine and tumble dryer. Wall mounted Bose surround sound system. Telephone point. Wall mounted TV point. Strip timber flooring.

THROUGH LOUNGE/DINING AREA

A stunning open plan main reception room divided in to three separate areas including an attractive lounge, dining area and additional family room leading to a stunning David Lisle breakfast kitchen.

LOUNGE 17' (5.18M) X 14'7 (4.45M)

A generous reception area with window to the rear elevation giving far reaching views over Bowdon and beyond. Wall mounted bespoke cabinetry incorporating storage cupboards. Decorative, contemporary wall mounted living flame, electric fire. Wall mounted TV point. Central heating radiator. Dimmer controlled lighting. Strip timber flooring and recessed ceiling downlighters.

FAMILY AREA 18'4 (5.59M) X 11'10 (3.61M)

A beautiful, light room with two arched picture windows and fully glazed double doors giving far reaching views in a South facing direction and access to a Juliet balcony. Central heating radiator. Strip timber flooring and recessed ceiling downlighters. One wall light point. Opening through to:

DINING AREA 13'2 (4.01M) X 12'9 (3.89M)

Adjacent to the breakfast kitchen with continuation of the strip timber flooring. Recessed ceiling downlighters. Able to accommodate a dining table and chairs.



BREAKFAST KITCHEN 17'10 (5.44M) X 12'6 (3.81M)

A stunning, comprehensive range of bespoke base units and drawers with contrasting marble worksurfaces and matching wall mounted units all by David Lisle. Further hand painted contrasting wall units and dresser style unit with drawers and concealed electricity points. Central working island with generous breakfast bar area, integrated Miele four ring stainless steel gas hob with additional wok burner and stainless steel contemporary Elica extractor hood and Miele integrated wine cooler. Miele stainless steel microwave oven, double oven and plate warming drawer. One and a half bowl stainless steel Franke sink with chrome mixer tap and combined filter water and boiling water tap. Neff integrated dishwasher, Liebherr fridge freezer and separate full height freezer. Ceramic tiled floor. Dimmer controlled lighting. Central heating radiator. Two windows to the rear elevation.

INNER HALLWAY

Recessed ceiling downlighters. Central heating radiator. Generous airing cupboard (8'6" x 4'8"), with hot water tank and open front shelving. Internal windows to the kitchen area allowing ample natural light.

MASTER BEDROOM 17'6 (5.33M) X 14'6 (4.42M)

A sizeable master bedroom situated at the rear of the property with four picture windows and bespoke shutters giving far reaching views. Fitted with a range of floor to ceiling wardrobes with high gloss doors providing hanging space and shelving. Telephone entry system. Central heating radiator. TV point. Dimmer controlled lighting. Archway to:

DRESSING ROOM 11' (3.35M) X 5'10 (1.78M)

Fitted with a range of wall to wall, floor to ceiling contemporary wardrobes. Obscure window to the side elevation. Door through to:

MASTER EN-SUITE 11' (3.35M) X 6'6 (1.98M)

A stylish contemporary newly fitted white bathroom suite by Mizu with chrome fittings, comprising: Wall mounted Keuco vanity wash hand basin with Keuco chrome mixer tap and vanity drawer below, Villeroy and Boch wall mounted low level WC with concealed cistern and Geberit wall mounted button flush and fully tiled double width shower area with Hansgrohe chrome mixer tap, separate hand held shower attachment, rainwater shower head, low level lighting and fixed shower screen. Tiled floor with underfloor heating and fully tiled walls. Wall mounted toiletries cabinet with shelving and concealed electric shaver socket. Ladder style Zehnder central heating radiator. Recessed ceiling downlighters. Obscure window to the side elevation.

BEDROOM 2 15'10 (4.83M) X 10'2 (3.1M)

A further double bedroom situated at the front of the property with two windows to the front elevation. Fitted with a range of floor to ceiling wardrobes with chrome handles offering shelving and hanging space. Ceiling cornicing. Central heating radiator.

BEDROOM 3 15'10 (4.83M) MAXIMUM X 7'10 (2.39M)

Situated at the front of the property with window to the front elevation. Built in corner wardrobe with gloss doors and chrome handles offering hanging space and storage. Ceiling cornicing. Central heating radiator.

FAMILY BATHROOM 9'10 (3M) X 7'2 (2.18M)

A stylish contemporary newly fitted white bathroom suite by Mizu with chrome fittings, comprising: Wall mounted Keuco vanity wash hand basin with Hansgrohe chrome mixer tap and vanity drawer below, Villeroy and Boch panel bath in a fully tiled surround with wall mounted Hansgrohe chrome mixer tap and separate hand held shower attachment, Villeroy and Boch wall mounted low level WC with concealed cistern and Geberit wall mounted button flush and fully tiled shower/wet area with Hansgrohe chrome mixer tap, separate hand held shower attachment, rainwater shower head and folding shower screen. Tiled floor with underfloor heating and fully tiled walls. Wall mounted toiletries cabinet with shelving and concealed electric shaver socket. Ladder style Zehnder central heating radiator. Recessed ceiling downlighters. Obscure window to the side elevation.

OUTSIDE

COMMUNAL GARDEN

To the front of the property there is a generous block paved area providing allocated parking for each of the apartments with mature screening offering ample privacy. At the rear of the property there are well-tended, South facing communal gardens, mainly laid to lawn. There is a full width patio area ideal for the Summer months with steps down to the lawned garden and central water feature. Attractive borders and flowerbeds complete the rear garden.

SINGLE GARAGE 20' (6.1M) X 9'7 (2.92M)

Single garage with additional parking space to the front and further parking space at the front of the property. With up and over garage door. Electric, lighting and power sockets.

SERVICE CHARGE

The service charge payable is £2500.00 per annum. This covers the costs of the gardeners, external window cleaning, property insurance and general maintenance.

TENURE

To be confirmed by solicitors.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2015/2016 is £2191.94.

POSTCODE

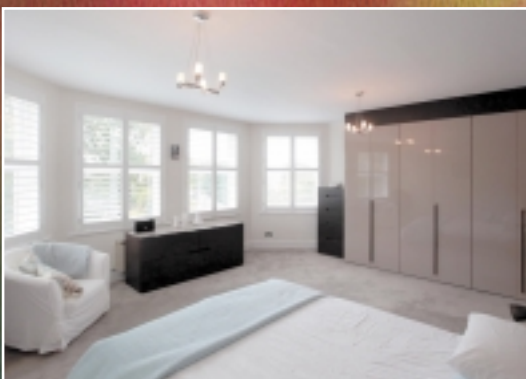
WA14 2HT

POSSESSION

Vacant possession upon completion.

VIEWING

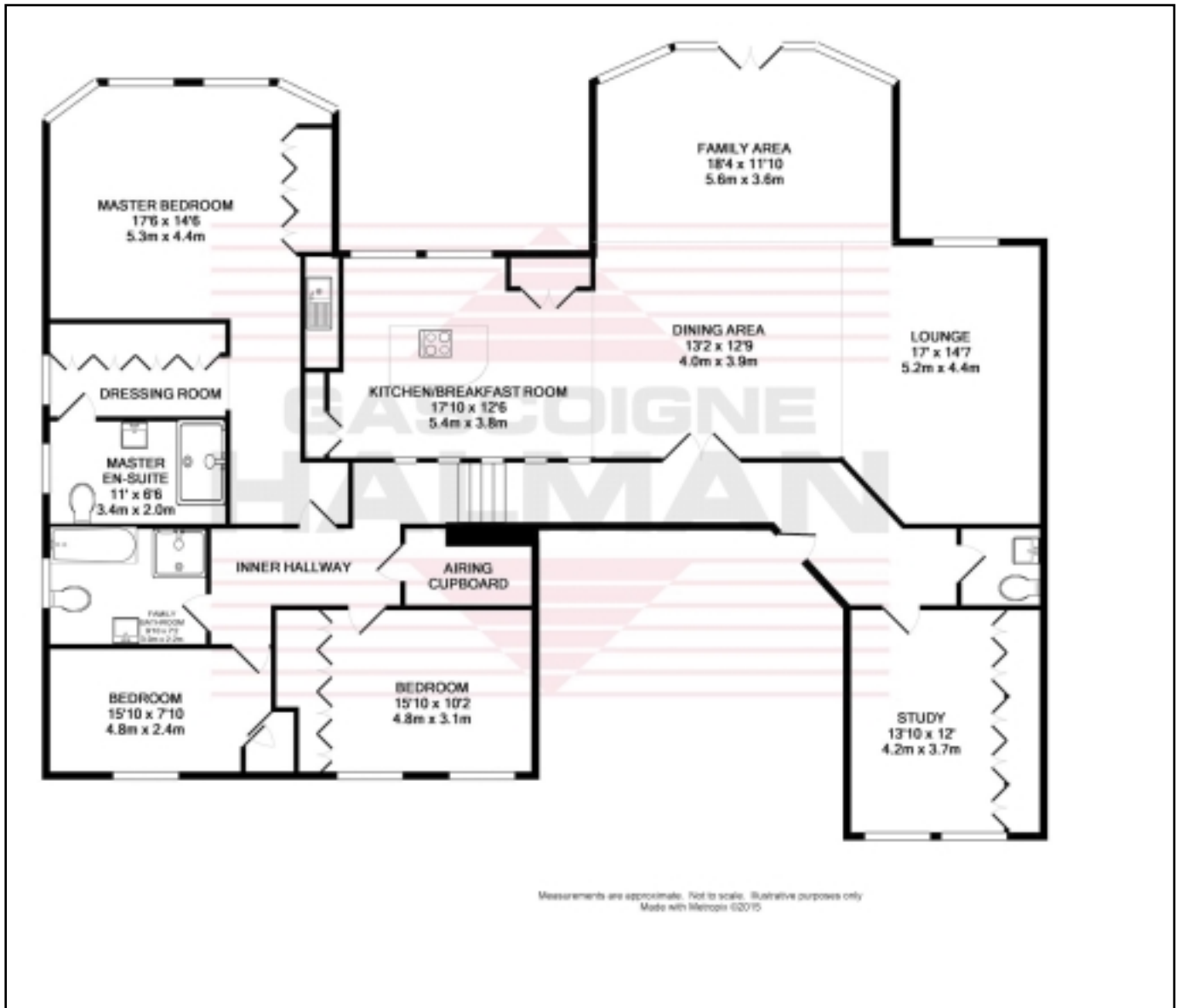
Viewing strictly by appointment through the Agents.



THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

FLOOR PLANS

Not to Scale. For Illustration purposes only.



Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

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