

APT 1 SPRINGBANK, ASHLEY ROAD, ALTRINCHAM



£119,950



A Well Positioned Self Contained Ground Floor Retirement Apartment

A ground floor self contained retirement apartment within this ever popular McCarthy & Stone development. Ideal location mid way between Hale and Altrincham. Excellent communal facilities. Private entrance hall, sitting room with french window to the southerly facing tree lined gardens, fitted kitchen, double bedroom with a range of fitted furniture, bathroom/WC, electric heating and double glazing.

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DIRECTIONS

POSTCODE: WA14 2LR

Travelling from our Hale office proceed over the level crossing and to the traffic lights. Turn right towards Altrincham and Springbank is just beyond the park on the left.

DESCRIPTION

Constructed by McCarthy & Stone Springbank is a fine example of retirement apartment living.

The building stands in a slightly elevated position with handsome elevations and lies within superb tree lined grounds.

This ground floor apartment has the advantage of a french window opening onto an area of garden with an approximately easterly aspect.

A little over a ¼ mile away is the village of Hale with its range of individual shops and restaurants and railway station and a little further to the north is the shopping centre of the market town of Altrincham and metro link service into Manchester and surrounding areas.

Springbank also features well planned and fitted communal areas with a residents lounge/kitchen, guest suite for visitors and laundry.

The accommodation benefits from electric central heating and double glazing and with a "Careline" facility to contact the House Manager at any time.

With good reason Springbank has long been considered one of the most popular retirement developments within this favoured residential area.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge with french windows opening onto the landscaped gardens. In this area there is also a small kitchen and the House Managers office. Nearby is the laundry and guest suite. An inner hall leads to the:

PRIVATE ENTRANCE HALL

Coved cornice. Entry phone system.

SITTING ROOM

14'3" x 11'9" (4.34m x 3.58m)

Featuring a period style fireplace surround with marble conglomerate insert and hearth flanked by wall light points. Coved cornice. Hardwood double glazed french window opening onto the tree lined grounds. Slimline storage radiator. Built in airing/storage cupboard. Glazed double opening doors to:

KITCHEN

9'6" x 7'3" (2.90m x 2.21m)

Fitted with a range of units on three sides including an inset single drainer stainless steel sink with cupboards beneath together with matching wall cupboards and integrated electric hob with extractor/light above and eye level oven/grill. The fittings are set within tiled surrounds and with recess for fridge and freezer.



DOUBLE BEDROOM

17'9" x 8'9" widening to 9'6" plus door alcove (5.41m x 2.67m widening to 2.90m plus door alcove)

An unusually generous bedroom with original built in mirror fronted wardrobes and more recently fitted furniture including wardrobes, twin pedestal dressing table, display shelves, drawers and bedside cabinet. slimline storage radiator. Two wall light points.

BATHROOM

Fully tiled walls and ivory coloured suite including a panelled bath with shower above, vanity unit with inset wash basin, mirror and light over and low level WC. Extractor. Chrome heated towel rail. Electric convector heater.



OUTSIDE

Residents and visitors parking area.

COMMUNAL GROUNDS

With undulating lawns, central paved area and surrounding flowerbeds all screened by a variety of mature trees and with views in a southerly and easterly direction



TENURE

Long leasehold. Ground rent: £280 per annum.

SERVICE CHARGE

We understand the service charge for 2015/2016 is approximately £2289.81 per annum (£44 per week). This includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates etc. Full details and costs will be provided by our clients Solicitor. There is a ground rent of £265 per annum.



COUNCIL TAX

Band D.

POSSESSION

Vacant possession upon completion.

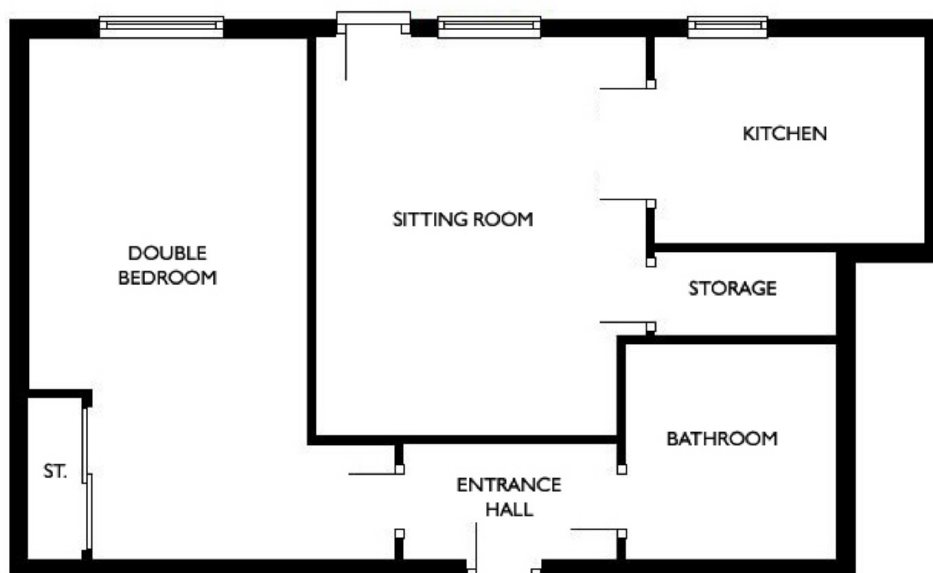
NOTE

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

EPC

Available upon request.





GROUND FLOOR

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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