

## APARTMENT 6, 28D WOODFIELD ROAD, ALTRINCHAM



£210,000



### A Superb First Floor Apartment Of Contemporary Design

\*\*\*NO ONWARD CHAIN\*\*\*

A beautifully presented first floor apartment built in 2017 by Laurus Homes. The contemporary accommodation briefly comprises, private entrance hall, open plan living/dining kitchen with integrated appliances and Juliet balcony, master bedroom with en suite shower room/WC, further double bedroom and bathroom/WC. PVCu double glazing and gas central heating. Lift to all floors. Secure allocated underground parking for two cars plus additional visitor parking.

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## DIRECTIONS

**POSTCODE: WA14 4YP**

Travelling from our Hale office proceed over the level crossing to the traffic lights. Turn right and continue over the mini roundabout into Altrincham, proceed through the first set of traffic lights and at the second turn left into Regent Road. At the next set of lights turn right into Dunham Road, continue past The Cresta Court Hotel on the right and through the next set of lights. Take the second left into Woodfield Road where the secure pedestrian access can be found on the right immediately after the new build town houses.

## DESCRIPTION

This modern first floor apartment, built in 2017 by Laurus Homes, is beautifully presented with quality contemporary fittings throughout. The position is ideal being approximately  $\frac{3}{4}$  mile distant from the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition the property lies within the catchment area of highly regarded primary and secondary schools and a short distance to the south is John Leigh Park with tennis courts and recreation areas.

The accommodation combines attractive architecture with contemporary interior design and is approached via a glass balustrade staircase or lift. Upon entering the feeling of quality is readily apparent and a private entrance hall provides excellent storage plus access to all rooms. The stunning open plan living/dining kitchen features a range of distinctive units and integrated appliances and features a Juliet balcony with glass balustrade to allow far reaching views.

The master bedroom benefits from an en suite shower room/WC with Porcelanosa fittings and a further double bedroom is served by the separate bathroom/WC with Porcelanosa sanitary ware.

Importantly the car park is accessed from Bridgewater Embankment through a remotely operated roller shutter. There are two allocated underground parking spaces alongside visitor parking with a lift providing access to ground floor level.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Accessed via a video entry system. Glass balustrade staircase and lift to all floors.

### FIRST FLOOR

#### SHARED RECEPTION AREA

Lift access. Wood effect flooring. Recessed LED lighting.

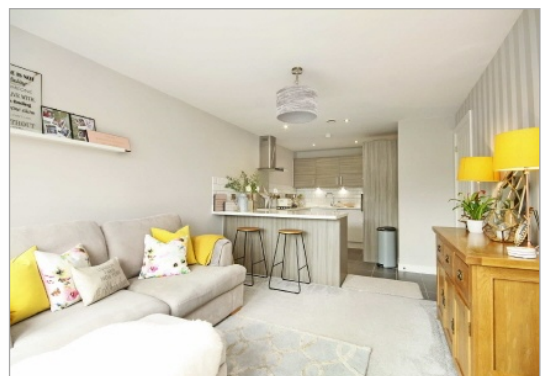
#### PRIVATE ENTRANCE HALL

Approached through a panelled hardwood front door. Wood effect flooring. Storage cupboard with light, power and shelving. Video entry system. Radiator.

#### OPEN PLAN LIVING/DINING KITCHEN

**23'8 x 10'10 (7.21m x 3.30m)**

Planned to incorporate:





## KITCHEN

Fitted with a range of white high gloss and driftwood effect wall and base units beneath granite effect heat resistant work surfaces/up-stands with inset 1½ bowl stainless steel drainer sink and tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring ceramic hob with glass splash-back and stainless steel/curved glass chimney extractor hood above, fridge, freezer and automatic washing machine. Tiled floor. Recessed LED lighting.

## LIVING/DINING AREA

Double opening PVCu double glazed French windows to the Juliet balcony with glass balustrade. Peninsula breakfast bar. Two television aerial points. Telephone point. Radiator.

## BEDROOM ONE

**16'8 x 9' (5.08m x 2.74m)**

A spacious master bedroom with PVCu double glazed window to the rear. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Television aerial point. Radiator.

## EN SUITE SHOWER ROOM/WC

**6'8 x 5'6 (2.03m x 1.68m)**

White/chrome wall mounted wash basin with mixer tap and low level WC. Corner tiled shower enclosure with thermostatic shower. Wood grain effect tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

**12'11 x 8'1 (3.94m x 2.46m)**

A generous double bedroom with PVCu double glazed window to the rear. Radiator.

## BATHROOM/WC

**7'1 x 6'8 (2.16m x 2.03m)**

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above all set within a tiled surround, wall mounted wash basin and low level WC. Wood grain effect tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Secure underground parking beyond a remotely operated roller shutter with two allocated spaces, visitor parking, bike store and lift access to ground floor level.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is held on a leasehold basis for the residue of 248 years with a Ground Rent of £120.00 per annum. This should be verified by your solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £136.00 per calendar month. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

Band "D"

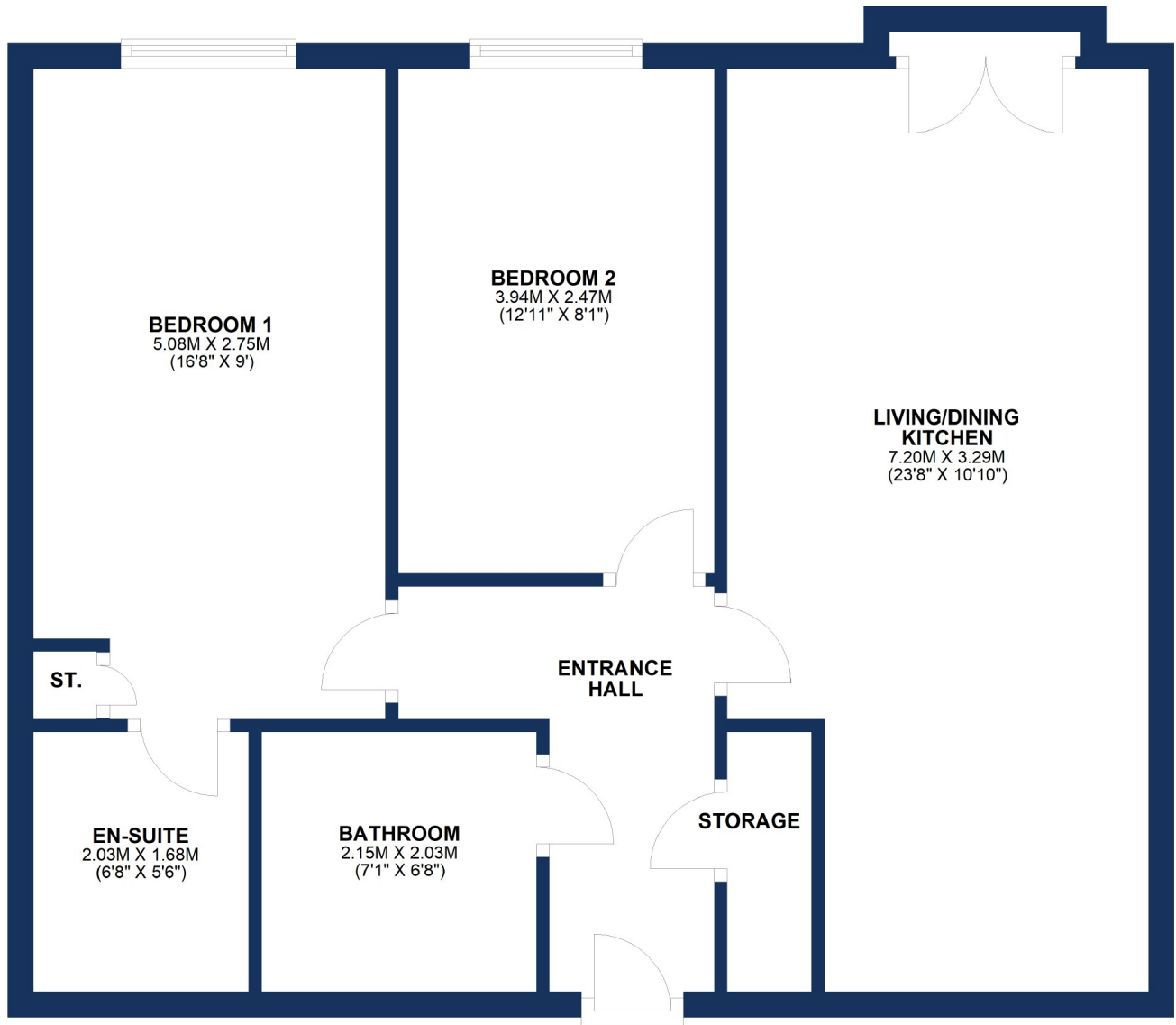
## NOTE

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



## FIRST FLOOR

APPROX. 63.2 SQ. METRES (679.8 SQ. FEET)



TOTAL AREA: APPROX. 63.2 SQ. METRES (679.8 SQ. FEET)

Floorplans For Illustrative Purposes Only

### 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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