

APARTMENT 5 BROOMLEIGH, BOOTH ROAD, ALTRINCHAM



£499,950



A Luxury First Floor Apartment Of Exceptional Size With Three Bedrooms (One En-Suite)

A luxury first floor apartment of exceptional size and situated in an excellent location. The accommodation briefly comprises; Large entrance hall, elegant sitting room, separate dining room, fitted breakfast kitchen with a range of integrated appliances, master bedroom with en-suite bathroom/WC, two further bedrooms and a large bathroom/WC. Two reserved parking spaces approached through the electrically operated remote control entrance to the rear and a reserved parking space within the external parking area to the front.

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DIRECTIONS

POSTCODE: WA14 4AU

Travelling from our Hale office proceed over the level crossing to the traffic lights. Turn right and at the second set of traffic lights (within the shopping centre) turn left onto Regent Road. At the top of the road at the traffic lights pass over Dunham Road (A56) and turn left into Booth Road. Broomleigh is on the right.

DESCRIPTION

Positioned at first floor level within this prestige development is an elegant first floor apartment offering exceptional living space combined with a master bedroom/en-suite and two further excellent bedrooms.

The location is also ideal being a little over a quarter of a mile toward the vibrant centre of the market town of Altrincham revitalised in recent years and with the Metrolink station providing a service into Manchester and surrounding areas.

As will be noted from the collection of photographs the interior is light, well presented with a range of quality fittings to the bathrooms and bedrooms.

There are also two reserved parking spaces within the undercroft area and a third space within the communal parking area.

A rare opportunity to acquire one of the finest apartments currently available.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

An exceptional communal reception area with galleried landings and both lift and staircase to upper floors and lower ground floor garage.

FIRST FLOOR

PRIVATE ENTRANCE HALL

16'0" x 6'9" (4.88m x 2.06m)

Recessed lighting. Cornice. Radiator.

WALK IN CLOAKS CUPBOARDS

Houses the gas central heating boiler.

SITTING ROOM

18'3" into the bay window x 20' widening to 24'6" (5.56m into the bay window x 6.10m widening to 7.47m)

An elegant room of generous size with the double glazed bay window overlooking the grounds. A focal point is the period style fireplace with a marble insert and hearth and living flame gas coal fire. Four wall light points. Cornice. Three radiators. Recessed lighting.

SEPARATE DINING ROOM

14'3" x 11'3" (4.34m x 3.43m)

Twin double glazed gable windows. Radiator.



BREAKFAST ROOM/KITCHEN

17'0 x 10'0 (5.18m x 3.05m)

Incorporating space for a breakfast table and chairs and fitted with an inset 1 1/2 bowl stainless steel sink with waste disposal within a heat resistant work surface with cupboards beneath and integrated dishwasher. Matching base and wall cupboards in tiled surrounds and integrated gas hob with extractor above, oven/grill and fridge freezer. Recess for washing machine. Tiled floor. Radiator.

INNER HALL

Radiator.

MASTER SUITE/BEDROOM 1

17'0 into the rectangular bay window x 17'0 (5.18m into the rectangular bay window x 5.18m)

Rectangular double glazed bay window. Including a six door range of fitted wardrobes containing hanging rails and shelving. Chest of drawers and art display alcove. Radiator.

EN-SUITE

10'6" x 8'9" (3.20m x 2.67m)

White suite including a corner panelled bath, twin inset wash basins with drawers beneath, low level WC, bidet and corner shower enclosure with a thermostatic shower. Tiled wall. Radiator, Extractor.

BEDROOM 2

14'2" x 12'6" (4.32m x 3.81m)

Including a four door range of fitted wardrobes and twin pedestal dressing table. Radiator.

BEDROOM 3

17'3" x 10'0 (5.26m x 3.05m)

Six door fitted wardrobes, cupboards and display shelves. Radiator.

BATHROOM

16'3 x 9'9" (4.95m x 2.97m)

Exceptional size and fitted in white/chrome including a panelled bath, twin inset wash basins with cupboards beneath, low level WC, bidet and corner shower enclosure with a thermostatic shower. Tiled wall. Extractor. Built-in linen cupboard. Shaver point.

LOWER GROUND FLOOR

Two reserved parking spaces approached through the electrically operated remote control entrance.

Reserved parking space within the external parking area.

SERVICES

All main services are connected.

COUNCIL TAX

Band F.

POSSESSION

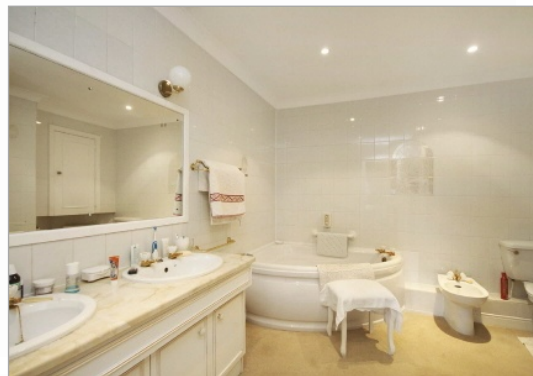
Vacant possession upon completion.

TENURE

Long Leasehold. The amount for the service charge has yet to be advised.

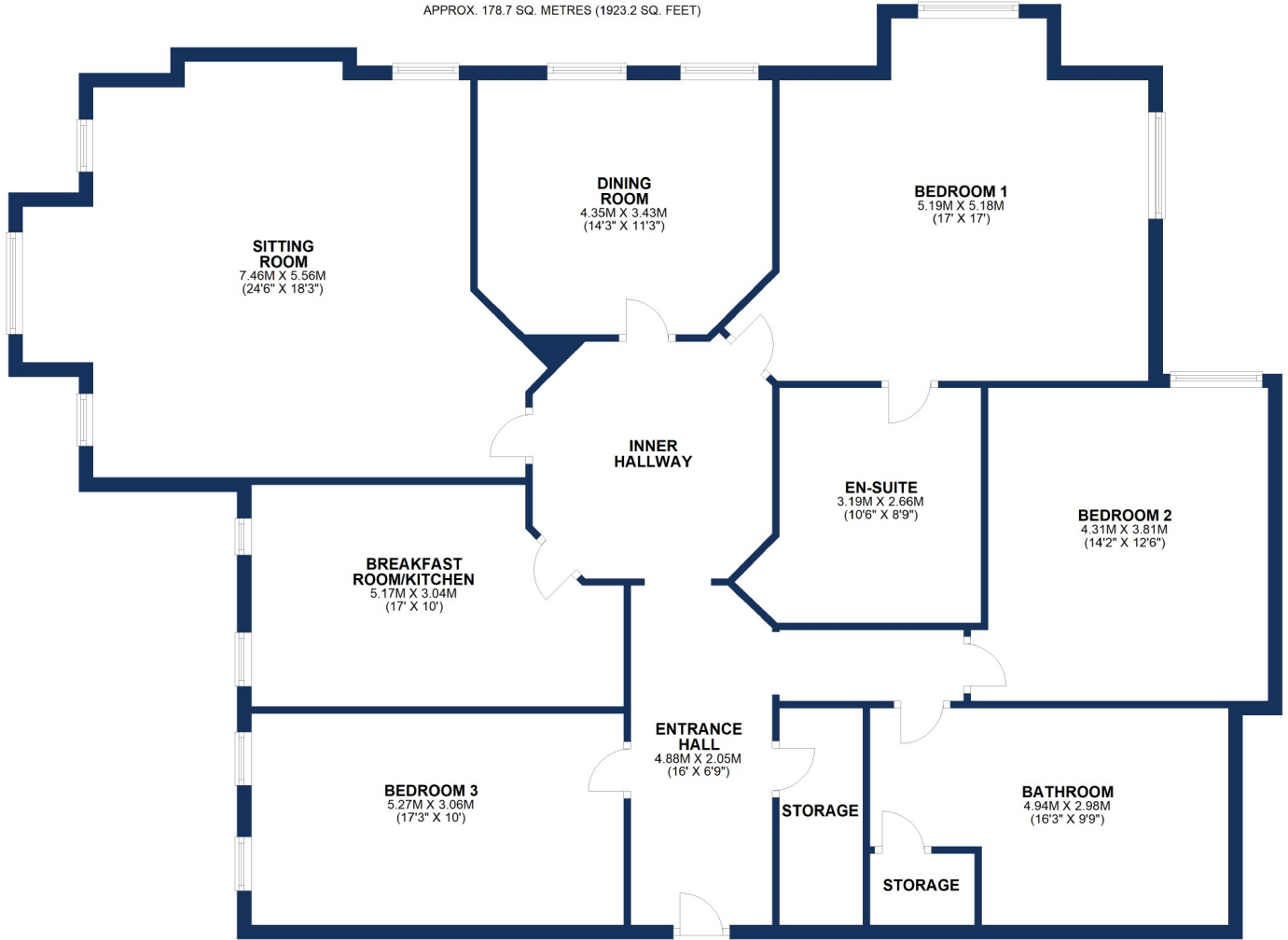
NOTE

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



FIRST FLOOR

APPROX. 178.7 SQ. METRES (1923.2 SQ. FEET)



TOTAL AREA: APPROX. 178.7 SQ. METRES (1923.2 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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