

APT 24 EASINGWOLD, REGENT ROAD, ALTRINCHAM



A Self Contained First Floor Retirement Apartment Close To The Town Centre

A superbly presented and proportioned self contained first floor retirement apartment ideally situated close to the town centre. There is a communal reception area with lift and staircase to all floors. The private lobby has a shared storage cupboard and the private entrance hall leads onto the superb living room complete with sliding doors to the Juliet balcony, double bedroom, fitted kitchen and recently installed shower room/WC.

Residents and visitors parking. Communal gardens.

DIRECTIONS

POSTCODE: WA14 1RT

Travelling from our Hale office proceed over the level crossing to the traffic lights. Turn right onto Ashley Road, over the mini roundabout, through the traffic lights into Altrincham town centre. At the next set of lights turn left onto Regent Road, pass 4 turnings on the right the last being Groby Road and Easingwold is just a little further along on the right hand side.

DESCRIPTION

Easingwold is a development of retirement apartments purpose built in a traditional yet attractive design set within mature surroundings with a variety of trees and well tended grounds. The location is ideal with the shopping centre only a few hundred yards distant and the area is also well placed for access to the surrounding network of motorways and the metro link railway station and Manchester International Airport.

The development has been conceived for those 60 or over providing privacy yet with communal areas and the benefit of a resident House Manager. A Careline system has also been installed strategically positioned throughout the apartment.

The grounds are a particular feature screened by a variety of mature trees and this apartment features wide sliding double glazed windows and Juliette balcony overlooking the garden.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With entry phone system. Both staircase and lift to all floors.

There is also a communal function room/conservatory for residents use only and with its own kitchen and WC.

FIRST FLOOR

Shared between number 24 and number 25 there is also a reception area with large storage cupboard.

PRIVATE ENTRANCE HALL 11'10" x 5'9" (3.61m x 1.75m)

Ceiling cornice. Radiator. Access to walk in storage cupboard with radiator.

LIVING ROOM

18'9" x 13'9" maximum measurements (5.72m x 4.19m maximum measurements)

A superbly proportioned room complete with sliding double glazed doors to Juliette balcony overlooking the communal gardens. Phone entry system. Television/satellite/FM aerial point. Telephone point. Double glazed window to the side. Radiator. Ceiling cornice.

KITCHEN

10'3" x 6'6" (3.12m x 1.98m)

Fitted kitchen with white wall and base units with heat resistant work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill with four ring gas hob and extractor hood above. Plumbing for washing machine. Space for fridge freezer. Tiled splashback. Double glazed window to the side. Wall mounted Worcester gas central heating boiler.



BEDROOM

10'0" x 9'3" (3.05m x 2.82m)

With mirror fronted wardrobes. Double glazed windows to the side and rear. Television aerial point. Radiator.

SHOWER ROOM

9'3" x 5'9" (2.82m x 1.75m)

With a recently installed suite comprising walk in shower cubicle with mains shower, low level WC and pedestal wash hand basin. Half tiled walls. Extractor fan. Radiator.

OUTSIDE

Communal grounds with parking for residents and visitors.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band C.

TENURE

We understand the property to be leasehold for the residue of 99 years subject to a ground rent. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

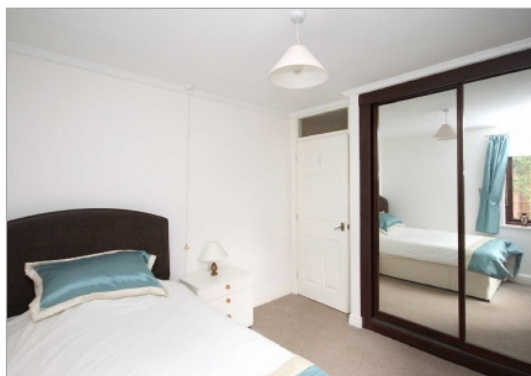
We are informed that the service charge is approximately £127.00 pcm. This covers the cost of the Careline Service, cleaning and lighting of common parts, garden maintenance, window cleaning, insurance of the building, remuneration of the House Manager. Full details will be provided by our clients Solicitor.

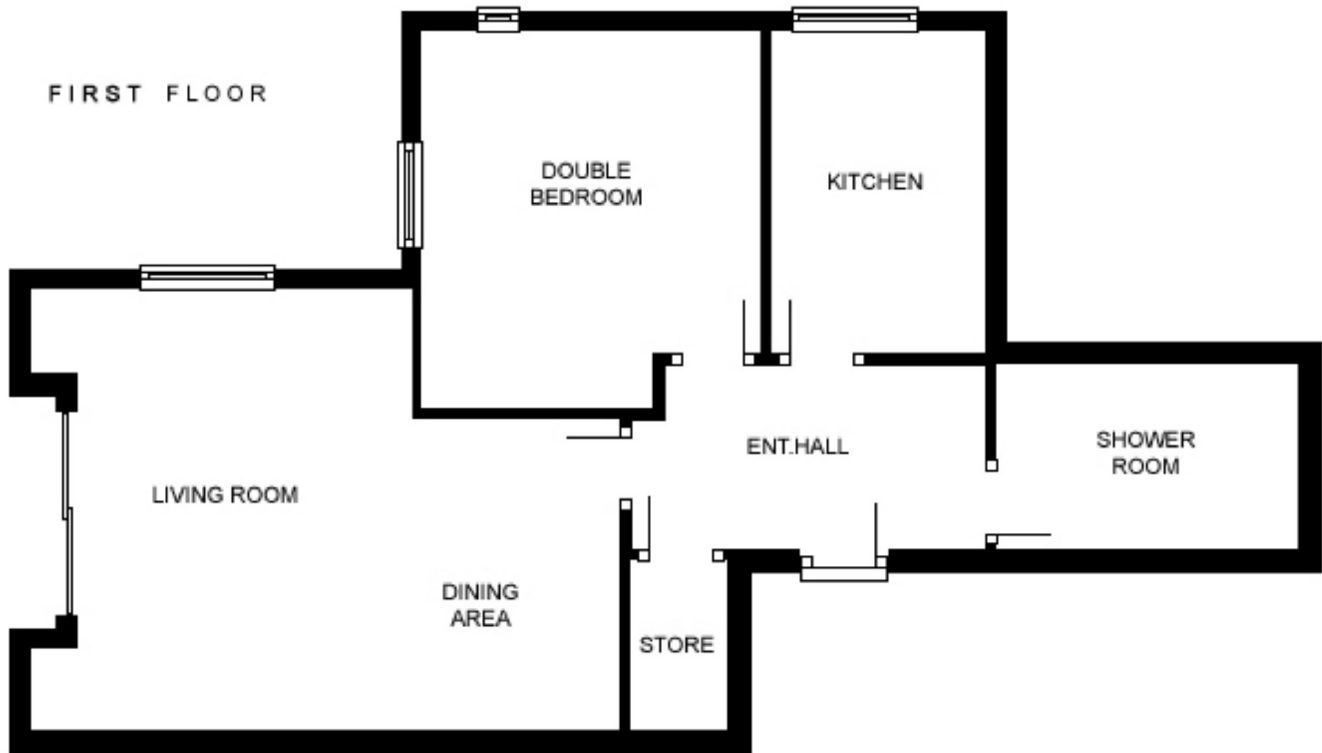
NOTE

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

EPC

Available upon request.





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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