

MEADOW COURT, WELLFIELD LANE, HALE



£275,000



A Well Presented And Superbly Proportioned Second Floor Apartment

A well presented and superbly proportioned second floor apartment in an excellent location and adjacent to open countryside. The accommodation briefly comprises private entrance hall, spacious sitting/dining room with commanding views, fitted kitchen with a full range of integrated appliances, master bedroom with fitted furniture and en suite shower room/WC, two further bedrooms and refitted bathroom/WC. Gas central heating and PVCu double glazing. Two secure parking spaces beyond remotely operated gates.

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DIRECTIONS

POSTCODE: WA15 8LG

Travelling from our Hale Barns office along Hale Road towards Altrincham turn almost immediately right into Shay Lane and second left into Ash Lane. Follow Ash Lane for a little over 1/2 a mile and turn left onto Grove Lane and second right into Wellfield Lane. The gated development can be found after a short distance on the left hand side.

DESCRIPTION

Forming part of Knights Residence, Meadow Court has been designed in a traditional style with attractive elevations and great attention to detail. The location is highly favoured being within the catchment area of highly regarded primary and secondary schools and lying adjacent to open countryside, yet with local shops and a choice between the village centres of Hale and Hale Barns. Hale features a range of interesting individual shops, fashionable restaurants and wine bars and railway station providing a commuter service into Manchester. The locality is also well placed for access to the surrounding network of motorways and Manchester International Airport.

Occupying the second floor allows commanding views both tree lined and across open countryside. The well presented accommodation is superbly proportioned throughout with a spacious entrance hall leading onto the open plan sitting/dining room and there is an adjacent fitted kitchen featuring a full range of integrated appliances. The master bedroom benefits from contemporary fitted furniture and a modern en suite shower room/WC. Two further bedrooms are served by the refitted family bathroom/WC.

Externally there are two allocated parking spaces beyond remotely operated gates and well maintained communal grounds.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure entry system and staircase to:

SECOND FLOOR

PRIVATE ENTRANCE HALL

Approached through a hardwood front door a welcoming reception area with laminate wood flooring. Storage cupboard with wall mounted gas central heating boiler. Airing cupboard with shelving and housing the hot water cylinder. Entry phone system. Radiator.

SITTING/DINING ROOM 22'4" x 11'6" (6.81m x 3.51m)

A spacious open plan living space with interesting sloping ceilings and commanding views across surrounding countryside through a PVCu double glazed window. Two radiators.

KITCHEN 11'6" x 5'7" (3.51m x 1.70m)

Fitted with a range of beech effect wall and base units beneath contrasting heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with chimney cooker hood above, microwave oven fridge, freezer and slimline dishwasher. Two velux windows. Tiled floor. Recessed low voltage lighting. Plinth mounted convector heater.



BEDROOM ONE

13'9" x 12'10" (4.19m x 3.91m)

An excellent master bedroom with contemporary fitted wardrobes and tree lined views through a PVCu double glazed window. Radiator.

EN SUITE SHOWER ROOM/WC

8'7" x 4'11" (2.62m x 1.50m)

Fitted with a modern white/chrome pedestal wash basin with mixer tap and low level WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Tiled floor and partially tiled walls. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.



BEDROOM TWO

19'4" x 8'3" (5.89m x 2.51m)

A further double bedroom with views toward adjacent fields through two velux windows. Radiator.

BEDROOM THREE

8'10" x 8'2" (2.69m x 2.49m)

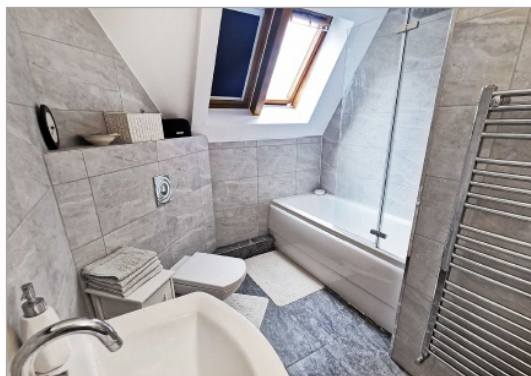
PVCU double glazed window and overlooking the delightful grounds. Radiator.



FAMILY BATHROOM/WC

8'10" x 7'7" (2.69m x 2.31m)

Fully tiled and refitted with a modern white/chrome suite comprising panelled bath with thermostatic rain shower plus hand-held attachment and screen above, wall mounted wash basin with mixer tap and low level WC with concealed cistern. Two velux windows. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.



OUTSIDE

Two allocated parking spaces.

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 250 years from 2003 and subject to a Ground Rent of £150.00 per annum. This should be verified by your solicitor.

SERVICE CHARGE

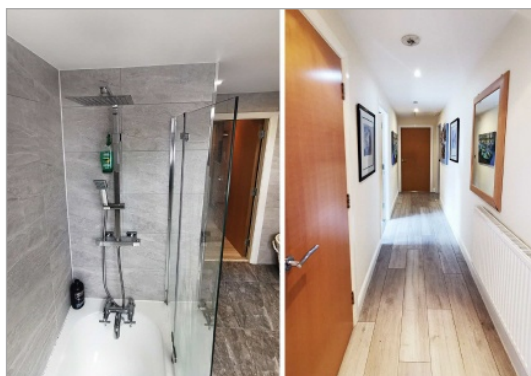
We understand there is currently a service charge of £103.00 per calendar month which includes heating, lighting and cleaning of common parts, window cleaning and buildings insurance. Full details will be provided by our clients solicitor.

COUNCIL TAX

Band "E"

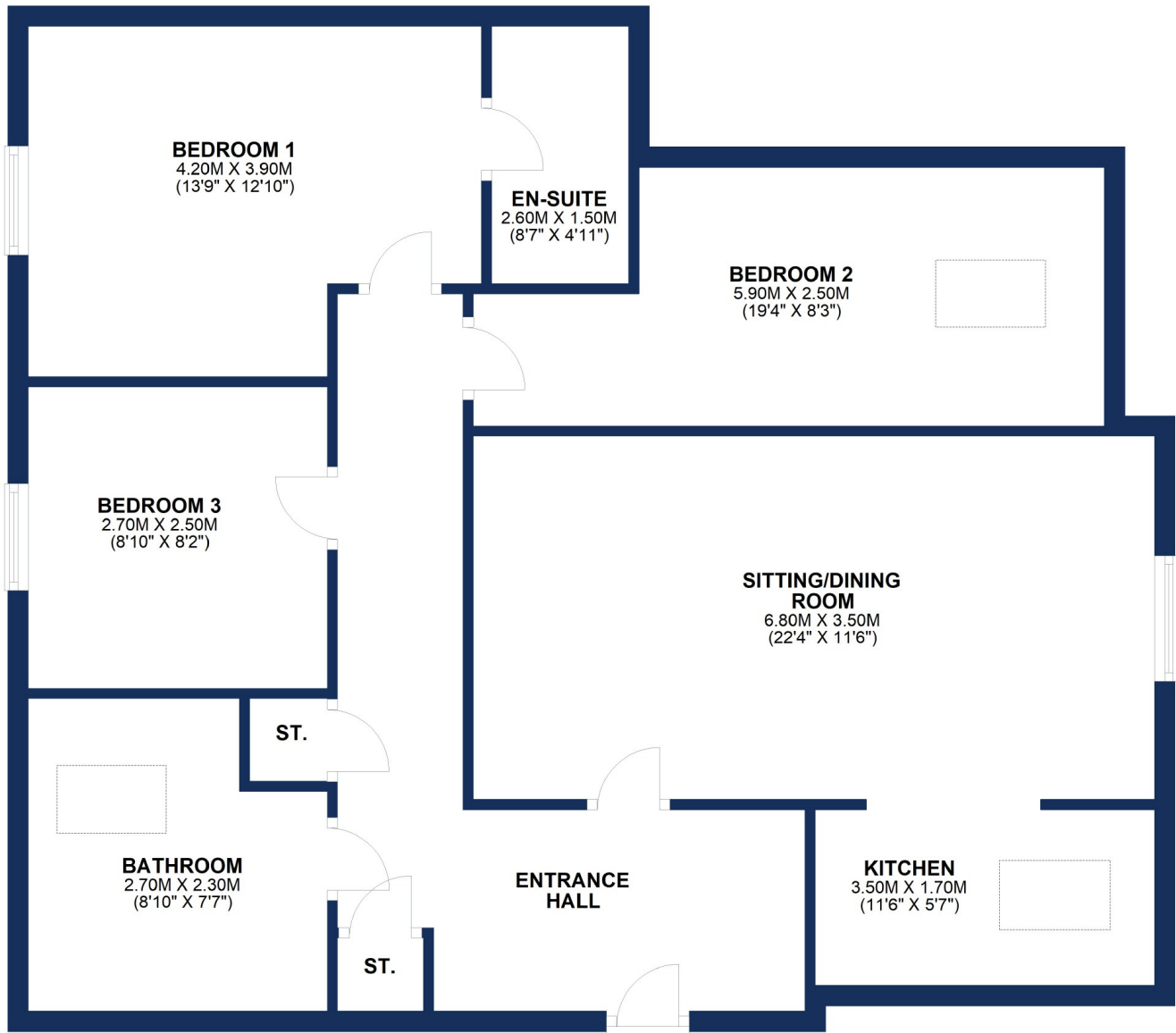
NOTE

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



SECOND FLOOR

APPROX. 94.3 SQ. METRES (1015.0 SQ. FEET)



TOTAL AREA: APPROX. 94.3 SQ. METRES (1015.0 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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