



Wilton House, Altrincham, WA14

Guide Price Of £400,000



Property Features

- Two Double Bedroom Apartment
- Located Five Minutes Walk into Altrincham Town Centre
- Garage and Off-Road Parking
- Communal Gardens
- Double Glazed Throughout
- Within Stunning Period Property
- Sold With No Chain



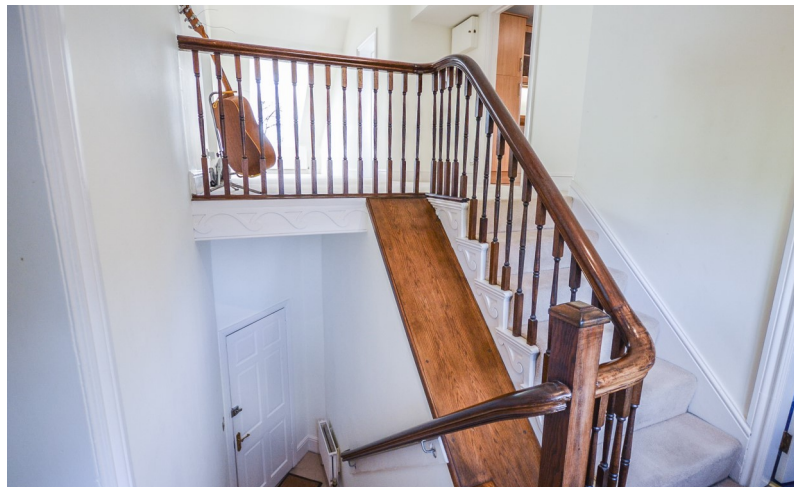
Full Description

This two double bedroom apartment is located in a stunning period building on the second floor. The apartment comes with off-road parking and a private garage, there are also beautiful communal gardens which the owner can enjoy. The property is located just a five minute walk into Altrincham town centre, with the metro link and wealth of shops and restaurants.



ENTRANCE HALL

The property is entered via stairs to the right of the property, from here a door leads to the private entrance doors for apartment. The apartment is entered via a wooden paneled door which leads to a carpeted staircase. Off the first landing one can access the master bedroom and bathroom. If the stairs are continued up another level which opens up to an upper landing with ample space for dining and allows access to the kitchen, lounge and bedroom two.



LOUNGE

16' 6" x 16' 7" (5.05m x 5.08m)

The lounge is located off the landing and offers uPVC double glazed windows to the front and side aspect. The lounge is fitted with carpeted flooring; television point; recessed spot lights; and double panel radiator.



KITCHEN

9' 8" x 11' 10" (2.95m x 3.61m)

The kitchen is fitted with a range of matching base and eye level storage units; a uPVC double glazed window to the side aspect; laminate tile effect flooring; tiled splash back; recessed spot lighting; stainless steel recessed one and a half bowl sink with chrome mixer tap over; integral double oven and freestanding washer, fridge-freezer and dishwasher. There is also a four ring gas hob with stainless steel extractor fan over and wall mounted combi boiler.



DINING ROOM

The dining room is open-plan to the landing and adjacent to the lounge. The dining room is fitted with carpeted flooring; recessed spot lights; uPVC double glazed window to the front aspect; and a wall mounted double panel radiator.



BATHROOM

7' 6" x 14' 1" (2.30m x 4.31m)

The bathroom is fitted with a four piece white suite, comprising of: wall mounted hand wash basin with storage under and mirror over; recessed bath tub with chrome mixer tap and shower; low-level WC and tower shower cubicle with chrome thermostatic shower system. The bathroom offers tiled flooring and part tiled walls; a wall mounted heated towel rail; ceiling mounted light fitting and window to rear aspect.



MASTER BEDROOM

14' 5" x 14' 4" (4.41m x 4.38m)

The master bedroom is a large double bedroom with fitted carpet; two uPVC double glazed windows to side and rear aspect with roman blinds; two wall mounted radiators; television point; pendant light fitting and ample space for double bed, wardrobes and dressing table.



BEDROOM TWO

10' 1" x 15' 5" (3.09m x 4.72m)

Another good sized double bedroom with Velux skylight and uPVC double glazed window to side aspect with roman blind. This room also has carpeted flooring; a pendant light fitting; and wall mounted radiator. This room is large enough to accommodate a double bed, chest of draws and dressing table.



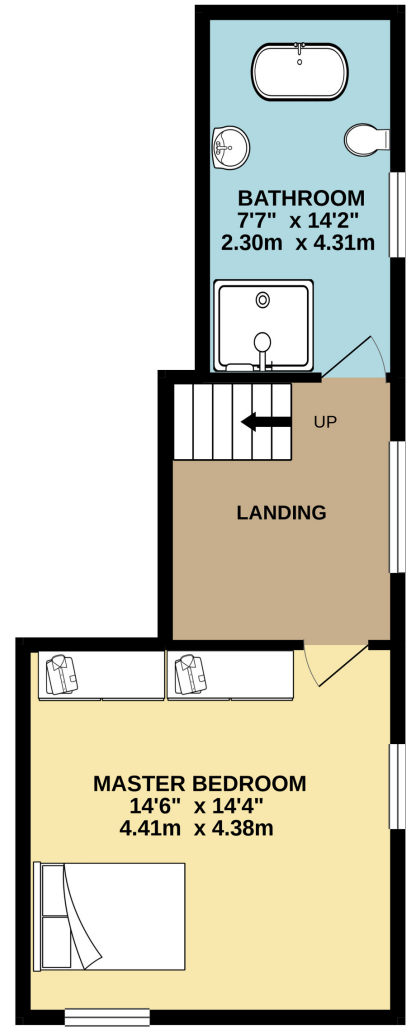
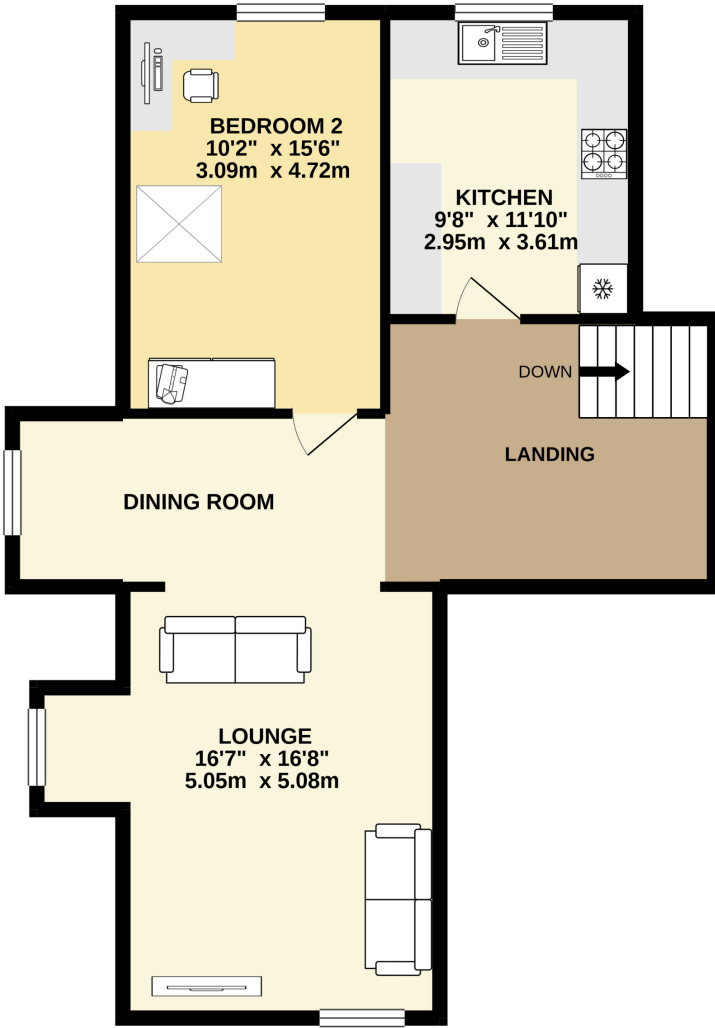
EXTERNAL

The property sits in communal grounds which offer a large lawned garden area to the front of the property with borders which are stocked with mature shrubs and trees offering plenty of privacy. With the communal grounds are also garages for each apartment and off-road parking space for all residents.



UPPER SECOND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

SECOND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When was the property built? The owner has informed us that he believes the property was constructed between 1850 and 1880.

2. What are the neighbours like? The vendor has advised us that the other residents are pleasant and friendly people. There are four apartments in this building, occupied by a variety of people, couples and single adults.

3. Is this property freehold or leasehold? This property is freehold, each apartment owns 25% of the freehold, and is managed by Wilton House Management.

4. Does the property have a Sky dish? Yes, this property does have a Sky dish.

5. What is the broadband speed like in this area? The vendor has advised us that the broadband speed is good in the area. It is presently around 30-40 mbps.

6. Which items will be included in the sale price? The vendor is happy to include any items in the property in the sale price if the buyer would like them.

7. How quickly is the vendor able to move? There is no connected chain for this sale. Therefore, the transaction can be completed as soon as the buyer is ready to do so.

8. Is there access to the loft space for storage, has it been boarded? The loft is accessible, and it is part boarded, so it can be used for storage.

9. What are the vendor's favourite aspects of the property? The vendor has advised us that they have really enjoyed the amount of natural light in the property; the convenient location and how peaceful it is here, despite its proximity to local shops and restaurants.