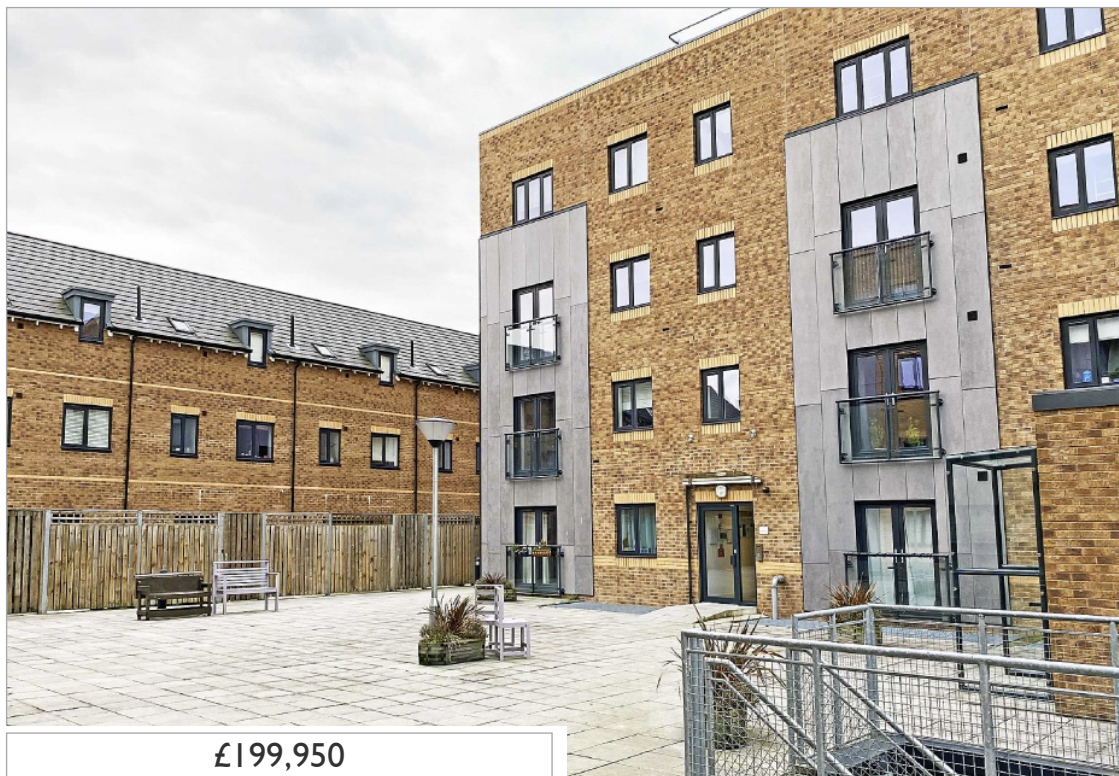


**APARTMENT 2, 28E WOODFIELD ROAD, ALTRINCHAM**



£199,950



**A Beautifully Presented Ground Floor Apartment With Contemporary Fittings**

A contemporary ground floor apartment built in 2017 by Laurus Homes. The beautifully presented accommodation briefly comprises, private entrance hall, superb open plan living/ dining kitchen with integrated appliances and French windows to the rear, master bedroom with fitted wardrobes and en suite shower room/WC, further double bedroom with fitted wardrobes and bathroom/WC. PVCu double glazing and gas fired central heating. Secure allocated underground parking plus additional visitor parking and bike store area.

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## DIRECTIONS

**POSTCODE: WA14 4YQ**

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 newly built town houses.

## DESCRIPTION

This modern first floor apartment was built in 2017 by Laurus Homes and is beautifully presented with quality contemporary fittings throughout. The position is ideal forming part of a popular residential location just a short distance from the scenic waterways of the Bridgewater canal with a walking/cycling route combining charming sights with plentiful wildlife. The shopping centre of Altrincham is approximately  $\frac{3}{4}$  of a mile distant with its highly popular Market Hall 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 a short distance to the south is John Leigh Park with tennis courts and recreation areas.

The development combines attractive architecture with fashionable interior design and is approached via a secure gated entrance. The communal entrance is accessed utilising a video intercom system and leads onto a shared reception area for only two apartments. Upon entering the feeling of quality is readily apparent and a private entrance hall provides excellent storage plus access to the open plan living space, each of the bedrooms and bathroom/WC. The stunning dual aspect living/dining kitchen features a range of distinctive units and integrated appliances and features double opening French windows with a glass balustrade beyond.

The spacious master bedroom benefits from fitted wardrobes and en suite shower room/WC with Porcelanosa fittings and a further double bedroom also with fitted wardrobes is served by the separate bathroom/WC again with Porcelanosa sanitary ware and attractive tiling.

Importantly the car park is accessed from Bridgewater Embankment through a remotely operated roller shutter. There is allocated underground parking alongside numerous visitor spaces and a specific area for bikes with a lift providing access to ground floor level.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Accessed via a video intercom system.

#### SHARED RECEPTION AREA

Applicable to only two apartments with wood effect flooring and recessed LED lighting.

#### PRIVATE ENTRANCE HALL

Approached through a panelled hardwood front door. Large storage cupboard housing the wall mounted gas central heating boiler. Hardwood flooring. Video entry system. Radiator.

#### LIVING/DINING KITCHEN

**20'1" x 9'10" (6.12m x 3.00m)**

Planned to incorporate:



## KITCHEN

Fitted with a range of white high gloss and driftwood effect wall and base units with brushed chrome handles beneath granite effect heat resistant work surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring ceramic hob with stainless steel ceiling mounted cooker hood above, fridge/freezer and automatic washing machine. Tiled floor. Recessed LED lighting.

## LIVING/DINING AREA

A dual aspect reception room with PVCu double glazed window to the side and double opening PVCu double glazed French windows with glass balustrade to the rear. Dining peninsula. Radiator.

## BEDROOM ONE

**13' x 10'2" (3.96m x 3.10m)**

A spacious master bedroom with the benefit of mirror fronted/high gloss white fitted wardrobes containing hanging rails, drawers and shelving. PVCu double glazed window to the rear. Radiator.

## EN SUITE SHOWER ROOM/WC

**6'9" x 5'8" (2.06m x 1.73m)**

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

## BEDROOM TWO

**11'2" x 9'4" (3.40m x 2.84m)**

A well proportioned double bedroom with mirror fronted/high gloss white fitted wardrobes containing double hanging rails and drawers. PVCu double glazed window to the rear. Radiator.

## BATHROOM/WC

**7' x 6'9" (2.13m x 2.06m)**

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

## OUTSIDE

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

## SERVICES

All main 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 £165.00 per annum. This should be verified by your solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £126.00 per calendar month. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

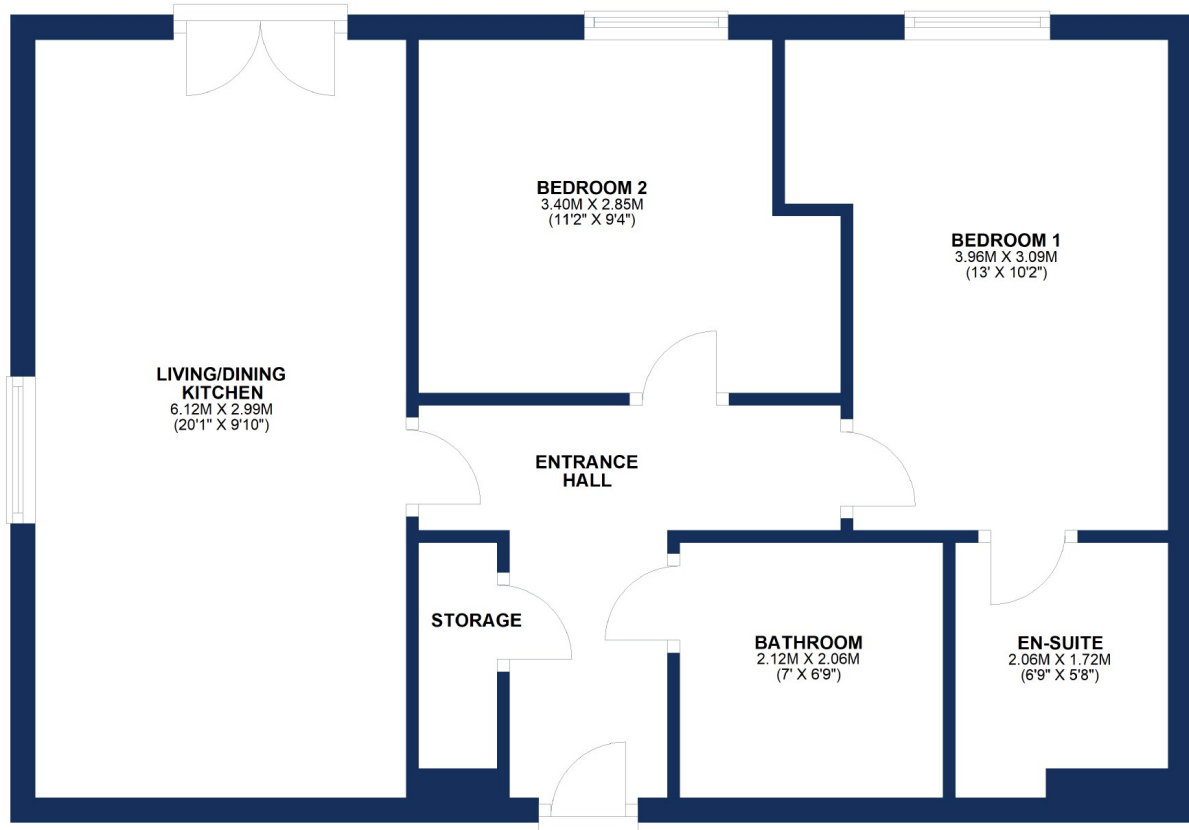
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## NOTE

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



**GROUND FLOOR**  
APPROX. 55.9 SQ. METRES (601.3 SQ. FEET)



TOTAL AREA: APPROX. 55.9 SQ. METRES (601.3 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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