

I SPRINGBANK, 66 ASHLEY ROAD, ALTRINCHAM



A Well Positioned Ground Floor Retirement Apartment

An unusually spacious ground floor retirement apartment within this ever popular McCarthy & Stone development. Ideal location mid way between Hale and Altrincham. Refurbished communal facilities. The accommodation briefly comprises private entrance hall, sitting room with French window to the southerly facing tree lined gardens, fitted kitchen with integrated appliances, double bedroom with a range of fitted furniture and bathroom/WC. Electric heating and double glazing.

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DIRECTIONS

POSTCODE: WA14 2LR

Travelling from our Hale office proceed over the level crossing and to the traffic lights. Turn right towards Altrincham and Springbank is just beyond the park on the left.

DESCRIPTION

Constructed by McCarthy & Stone Springbank is a fine example of retirement apartment living.

The building stands in a slightly elevated position with handsome elevations and lies within superb tree lined grounds.

This ground floor apartment has the advantage of a French window opening onto an area of garden with an approximately easterly aspect to enjoy the morning sun. The fitted kitchen is larger than average and overlooks the communal grounds and an unusually spacious master bedroom benefits from a range of fitted furniture and delightful tree lined views.

A little over a ¼ mile distant is the village of Hale with its range of individual shops and restaurants and railway station and a little further to the north is the shopping centre of the market town of Altrincham with the Metrolink providing a regular tram service into Manchester and the surrounding areas.

Springbank also features well planned and refurbished communal areas with a residents lounge/kitchen, guest suite for visitors and laundry.

The accommodation features electric central heating and double glazing and with a "Careline" facility to contact the House Manager.

With good reason Springbank has long been considered one of the most popular retirement developments within this favoured residential location.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent refurbished residents lounge and French windows opening onto the landscaped gardens. In this area there is also a small kitchen and the House Manager's office. Nearby is the laundry and guest suite. Also forming part of the internal refurbishment an inner hall leads to:

PRIVATE ENTRANCE HALL

Coved cornice. Entry phone system.

LIVING ROOM

14'3" x 11'9" (4.34m x 3.58m)

With the focal point of a period style fireplace surround with marble conglomerate insert and hearth flanked by two wall light points. Built-in airing/storage cupboard (5'9" x 3'0") with shelving and housing the upgraded hot water system. Hardwood double glazed French window alongside a matching window opening onto the tree lined grounds. Coved cornice. Slimline storage radiator. Glazed double opening doors to:



KITCHEN

9'10" x 7'3" (3.00m x 2.21m)

Fitted with a range of units on three sides including an inset stainless steel drainer sink with cupboards beneath together with matching wall units and integrated electric hob with extractor/light above and eye level electric fan oven/grill. The fittings are set within tiled surrounds and with recess for fridge and freezer. Timber framed double glazed window overlooking the communal gardens. Coved cornice. Electric convector heater.

DOUBLE BEDROOM

17'8" x 12'6" (5.38m x 3.81m)

An unusually generous bedroom with original built-in mirror fronted wardrobes and more recently fitted furniture including wardrobes, twin pedestal dressing table, display shelves, drawers and bedside cabinet. Timber framed double glazed window providing tree lined views. Three wall light points. Provision for a wall mounted flat screen television. Coved cornice. Slimline storage radiator.

BATHROOM/WC

6'9" x 6'9" (2.06m x 2.06m)

Fully tiled walls and ivory coloured suite including a panelled bath with thermostatic shower above, vanity unit with inset wash basin, mirror with light over and low level WC. Coved cornice. Extractor. Chrome heated towel rail. Electric convector heater.

OUTSIDE

Residents and visitors parking area.

COMMUNAL GROUNDS

With undulating lawns, central paved area and surrounding flowerbeds all screened by a variety of mature trees and with views in a southerly and easterly direction.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession on completion.

TENURE

We have been informed the property is held on a leasehold basis for the residue of 125 years from June 1994 and subject to a Ground Rent of £516.00 per annum. This should be verified by your solicitor.

SERVICE CHARGE

We understand the service charge is approximately £2400.00 per annum. This includes remuneration of the house manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates. 24 hour emergency call system with pull cords in all rooms. Full details and costs will be provided by our client's solicitor.

COUNCIL TAX

Band "D"

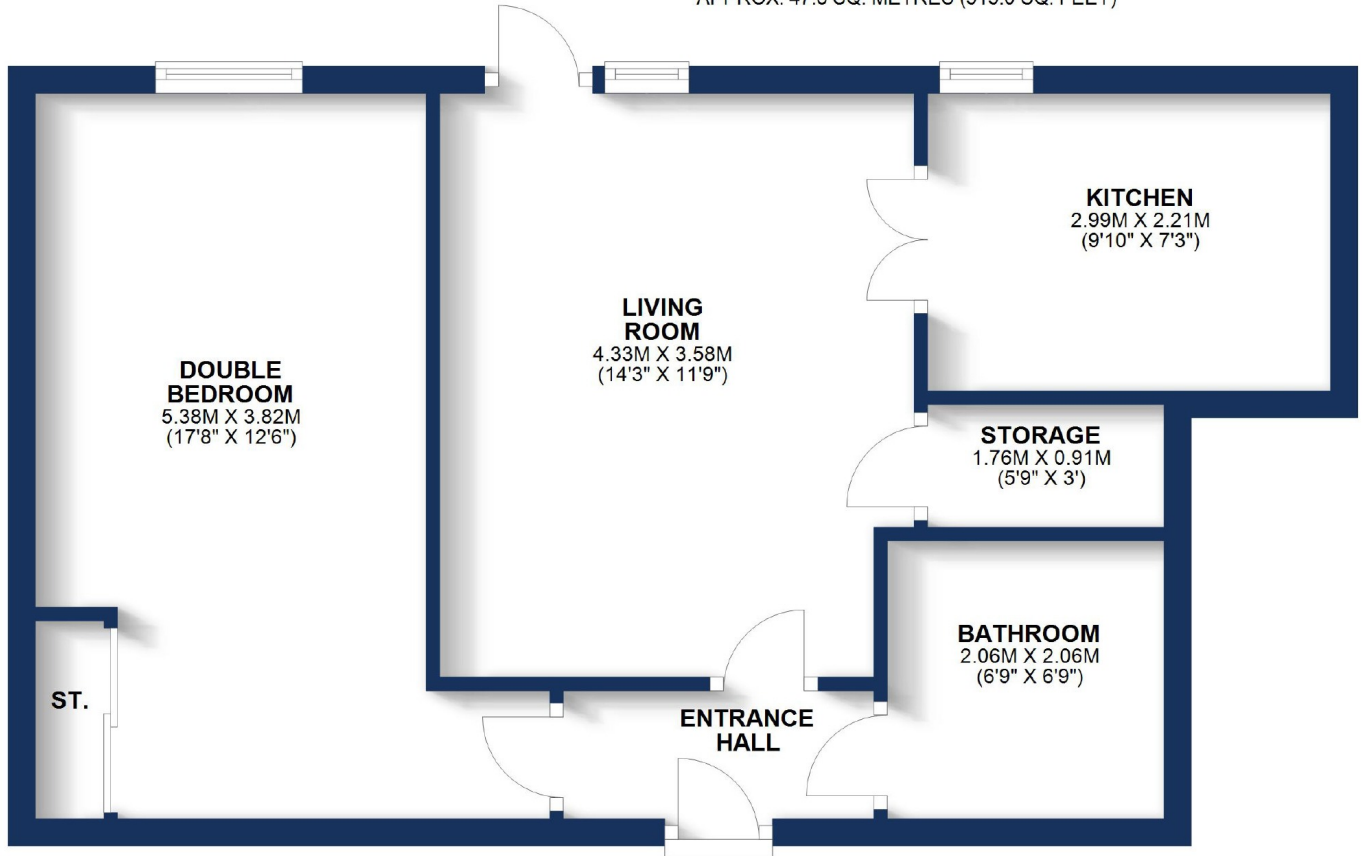
NOTE

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



GROUND FLOOR

APPROX. 47.8 SQ. METRES (515.0 SQ. FEET)



TOTAL AREA: APPROX. 47.8 SQ. METRES (515.0 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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