



40 SPRINGBANK 66 ASHLEY ROAD | ALTRINCHAM

£135,000

Occupying an excellent position within this attractive development of retirement apartments with westerly facing views towards Springbank Park and positioned at second floor level. The accommodation briefly comprises private entrance hall, sitting room with views over the courtyard gardens, fitted kitchen with integrated appliances, generous double bedroom with built-in wardrobes and tiled bathroom/WC. Electric heating and double glazing. All the facilities of a McCarthy and Stone development.

POSTCODE: WA14 2LR

DESCRIPTION

Positioned at second floor level this larger than average retirement apartment occupies an excellent position within this ever popular development. There are views over the well stocked and superbly maintained grounds towards the adjacent tree lined park.

The development is also one of the most popular in the locality. In part this is due to the ideal location being a few hundred yards from the village of Hale and the railway station and a little further into the shopping centre of the market town of Altrincham. Equally the building has been carefully designed with attractive elevations and all the facilities of a McCarthy and Stone development including a resident house manager, careline system within the apartment, kitchen, laundry and guest suite which may be reserved for visiting friends and relatives at a relatively modest cost. There is also a thriving community with regular social events mainly held within the resident's lounge which is tastefully furnished and appointed.

The accommodation includes a private entrance hall, sitting room with commanding views towards Springbank Park and overlooking the well tended courtyard gardens, a larger than average naturally light fitted kitchen with integrated appliances, generous double bedroom with built in wardrobes and tiled bathroom/WC.

Heating is by means of slimline storage radiators, convector heaters and the windows are double glazed.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With adjacent attractively furnished residents lounge which includes French windows opening onto the paved terrace and landscaped gardens. In this area there is also a small kitchen and the house manager's office. Nearby is the laundry and guest suite. An inner hall provides access to the stairs and lift.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Careline/entry phone system.

LIVING ROOM

14'6" x 11'9" (4.42m x 3.58m)

With the focal point of a period style fireplace with marble hearth and contemporary coal effect electric fire. Timber framed double glazed window overlooking the attractive courtyard gardens below. Storage cupboard housing the insulated hot water cylinder with electric immersion heater. Two wall light points. Coved cornice. Television aerial point. Telephone point. Slimline electric storage heater. Double opening opaque glazed doors to:



KITCHEN

9'8" x 7'3" (2.95m x 2.21m)

Fitted with a comprehensive range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with tiled splashback. Integrated appliances include an electric oven/grill and four ring electric hob with canopy cooker hood above. Recess for fridge and freezer. Timber framed double glazed window overlooking the attractive communal grounds. Tiled walls. Wall mounted convector heater.

BEDROOM

18'4" x 12'6" (5.59m x 3.81m)

A generous, dual aspect double bedroom with built-in mirror fronted wardrobes containing hanging rail and shelving. Two timber framed double glazed windows providing delightful views. Three wall light points. Coved cornice. Slimline electric storage heater.

BATHROOM/WC

6'11" x 6'9" (2.11m x 2.06m)

With a suite comprising panelled bath with electric shower above, vanity washbasin and low-level WC. Tiled walls. Wall light point. Coved cornice. Wall mounted convector heater. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking areas.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 1st June 1994 and subject to a Ground Rent of £516.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

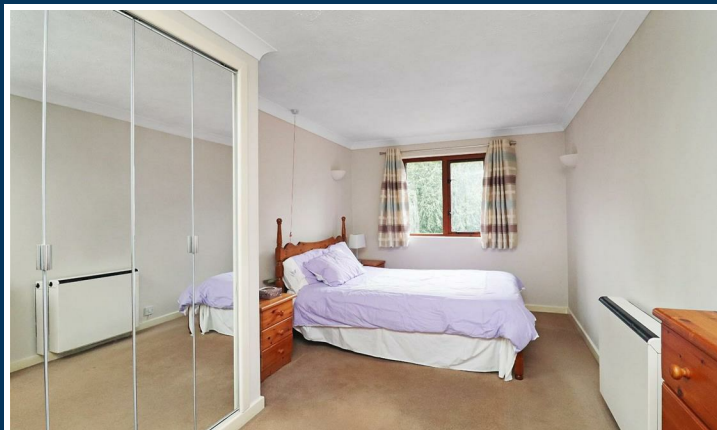
We understand the current service charge is approximately £3,000 per annum this includes remuneration of the House Manager, cleaning, lighting and heating of common parts, window cleaning, gardening, repairs, water rates. 24hr emergency call system with pull cords in all rooms. Full details and costs will be provided by our clients Solicitor.

COUNCIL TAX

Band D

NOTE

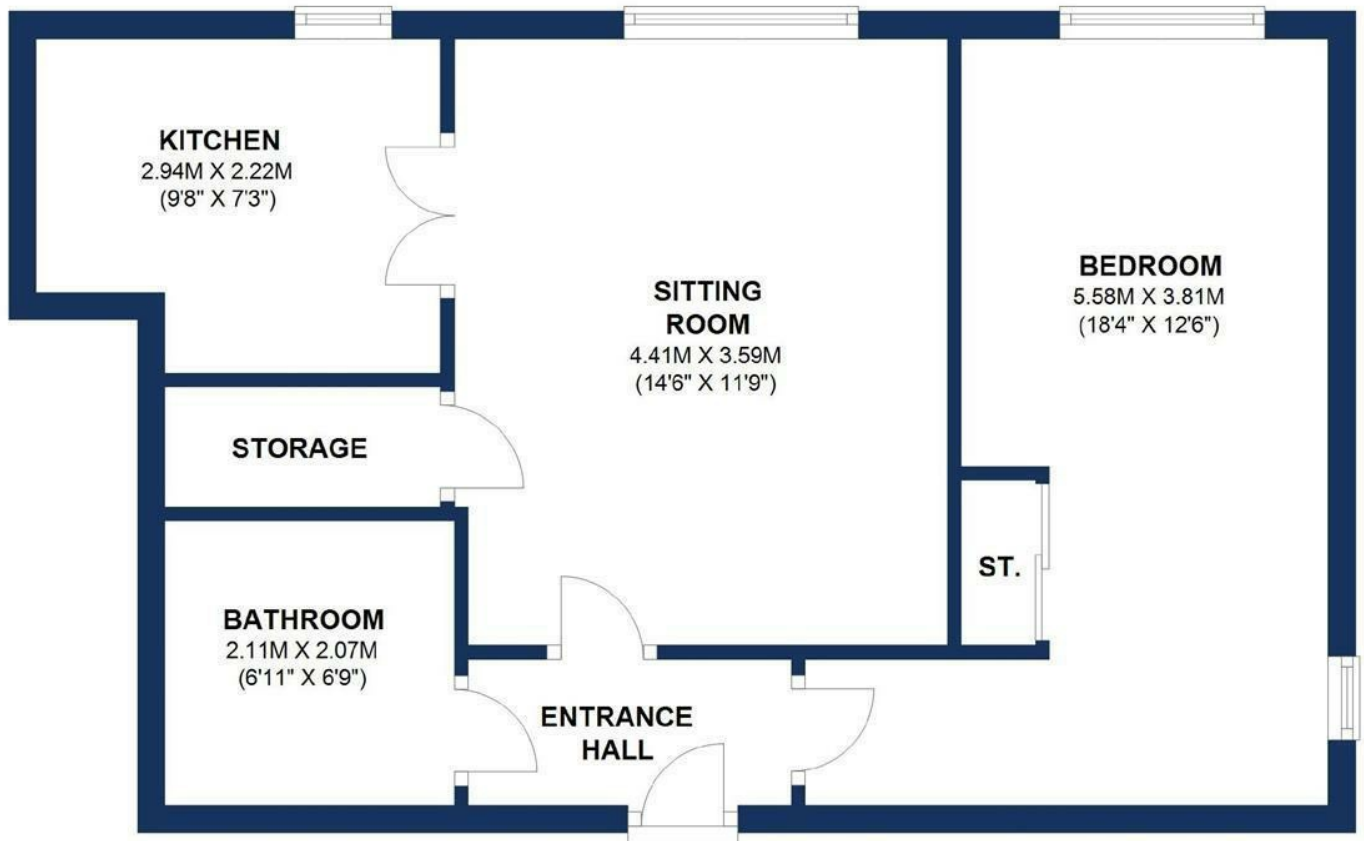
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 48.8 SQ. METRES (525.4 SQ. FEET)



TOTAL AREA: APPROX. 48.8 SQ. METRES (525.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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