



**| RICHMOND COURT | B HEATH ROAD | HALE**  
**OFFERS IN THE REGION OF £900,000**

Forming part of a prestige development of just six apartments and positioned on the top floor with substantial westerly facing terrace and commanding panoramic views. The superbly proportioned accommodation extends to approximately 2,250 sq ft and briefly comprises private entrance hall, cloakroom/WC, open plan living/dining kitchen with French windows to a Juliet balcony, primary bedroom and en suite bathroom/WC, two additional double bedrooms and bathroom/WC. Secure under croft parking. Gas fired central heating, pressurised hot water system and double glazing. Central location location within the village.

POSTCODE: WA14 2XQ

## DESCRIPTION

This prestigious location is developed predominantly with individually designed period properties of substantial proportions standing within mature tree lined grounds and is well placed being positioned within the heart of the village with its range of individual shops, restaurants and wine bars. Approximately half a mile to the north lies the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of informal dining options and independent retailers. Hale train station and the Metrolink at Altrincham Interchange provide a regular service into Manchester and the surrounding network of motorways are easily accessible.

Richmond Court consists of just a small number of select duplex apartments and benefits from possibly unrivalled views over the rooftops of Victorian Hale. Furthermore, this exclusive penthouse features a substantial balcony with a westerly aspect to allow enjoyment of the sunshine throughout the afternoon and into the evening.

The spacious accommodation is approached beyond a communal reception area with a lift and staircase leading to all levels. The private entrance hall with cloakroom/WC to one side is fitted with attractive hardwood flooring and there are double opening glazed doors to the aforementioned private balcony. There is potential to create a study area which may prove invaluable for those who choose to work from home alongside provision for storage within the wide cloaks closet.

The exceptional dual aspect open plan living space comprises contemporary kitchen with polished granite work-surfaces and stunning living/dining area with vaulted ceiling and French windows which open onto a Juliet balcony. In addition, a naturally light separate sitting room with panoramic views may also be used as an extra double bedroom.

A spindle balustrade staircase from the entrance hall leads up to a superb primary suite which includes a double bedroom with built-in wardrobes and unusual gable window with views toward the spire of St Peters Church and the adjoining bathroom/WC is fitted with a modern white suite complete with twin wash basins. Accessed via a separate staircase from the main reception room there is a further double bedroom with fitted wardrobes and there is also a bathroom/WC at this level.

Gas fired central heating has been installed together with a pressurised hot water system and double glazing throughout.

Externally, an allocated space is provided within the secure undercroft parking area.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure hardwood door. Lift and stairs to all levels.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Oak veneered front door. Cloaks closet with hanging rail and housing the pressurised hot water cylinder. Spindle balustrade staircase to the primary bedroom. Timber framed double glazed doors to the balcony. Timber framed double glazed window. Hardwood flooring. Four wall light points. Recessed low-voltage lighting. Two radiators.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Hardwood flooring. Extractor fan. Radiator.

#### PRIVATE TERRACE

16'4" x 13'6" (4.98m x 4.11m)

Westerly facing with decorative stone balustrade.

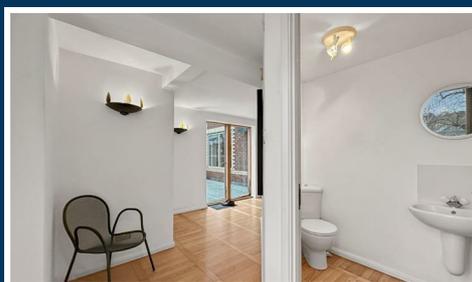
#### LIVING/DINING KITCHEN

40'4" x 23'8" (12.29m x 7.21m)

Planned to incorporate:

#### KITCHEN

Fitted with contemporary matching wall and base units beneath polished granite work-surfaces/splash-back and under-mount 1 1/2 bowl stainless steel sink. Polished granite peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, four ring ceramic hob, fridge/freezer and automatic washing machine. Concealed wall mounted gas central heating boiler. Timber framed double glazed French windows set within matching side-screens to the Juliet balcony with wrought iron balustrade. Hardwood flooring. Radiator.



## LIVING/DINING AREA

Dual aspect with four timber framed double glazed windows to the east and west elevations. Arch shaped timber framed double glazed window. Hardwood flooring. Recessed low-voltage lighting. Four radiators.

## BEDROOM THREE/SITTING ROOM

20'8" x 13'10" (6.30m x 4.22m)

Triple aspect with five timber framed double glazed windows. Provision for a wall mounted flatscreen television. Four wall light points. Two radiators.

## THIRD FLOOR

### LANDING

Wall light point. Recessed low-voltage lighting. Radiator.

### BEDROOM ONE

19'10" x 16'4" (6.05m x 4.98m)

Six door range of fitted wardrobes containing hanging rails, shelving and drawers. Timber framed double glazed gable window. Recessed low-voltage lighting. Two radiators.

### EN SUITE BATHROOM/WC

10'7" x 7'2" (3.23m x 2.18m)

White/chrome P-shaped bath with mixer tap plus thermostatic shower and screen above, twin wall mounted wash basins with mixer taps and low-level WC all set within tiled surrounds. Two velux windows. Tiled floor. Two wall light points. Recessed low-voltage lighting. Shaver point. Extractor fan. Heated towel rail.

### LANDING TWO

Spindle balustrade. Velux window. Wall light point. Recessed low-voltage lighting.

### BEDROOM TWO

14'4" x 12'2" (4.37m x 3.71m)

Fitted with a four door range of wardrobes containing hanging rails, shelving and drawers. Two arch shaped timber framed double glazed windows. Recessed low-voltage lighting. Two radiators.

### BATHROOM/WC

8'6" x 5'10" (2.59m x 1.78m)

White/chrome P-shaped bath with mixer tap plus electric shower and screen above, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Velux window. Tiled floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Heated towel rail.

### OUTSIDE

Allocated under croft parking.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

We are informed the property is held on a Leasehold basis for the residue of 990 years and subject to a Ground Rent of £350.00 per annum. This should be verified by your Solicitor.

### SERVICE CHARGE

We understand the service charge is approximately £5,280.00 per annum. Full details will be provided by our client's Solicitor.

### COUNCIL TAX

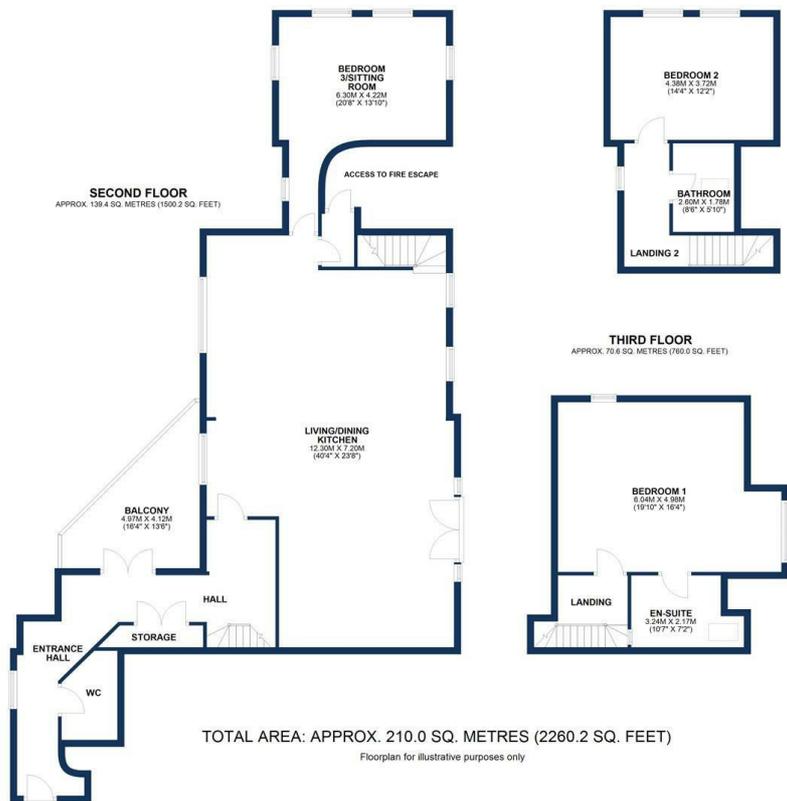
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### NOTE

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



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