



## APARTMENT 6, 1 BRAYSTONES CLOSE | TIMPERLEY

£185,000

An exceptionally well presented second floor modern apartment with commanding tree lined views. The superbly proportioned accommodation briefly comprises secure communal reception area, private entrance hall, spacious sitting/dining room opening on to the fitted kitchen with a range of integrated appliances, master bedroom with fitted wardrobes plus second bedroom and bathroom/WC fitted with a contemporary white suite with contrasting black fittings. Gas fired central heating, PVCu double glazing. Allocated resident's parking and well maintained communal gardens.



**POSTCODE: WA15 7RB**

## DESCRIPTION

Positioned in a quiet cul de sac set within a handsome bay fronted block of just six dwellings this modern apartment is superbly proportioned throughout and needs to be seen to be appreciated. Positioned on the second floor there is the added advantage of far reaching tree lined views.

Approached beyond a covered porch and secure communal entrance hall with additional access to the rear communal gardens and with turned spindle balustrade staircase leading to all floors. The private entrance hall leads onto a spacious sitting/dining room with dual aspect windows and opening onto the fitted kitchen with a comprehensive range of white wall and base units and again with dual aspect windows. The excellent master bedroom incorporates built in wardrobes and there is a further double bedroom plus bathroom/WC fitted with a contemporary white suite with contrasting black fittings.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally there is an allocated residents parking space and the communal gardens are well maintained laid mainly to lawn with a fence perimeter and surrounded by a variety of mature trees.

The property is well placed being within easy reach of Timperley village centre with Altrincham town centre a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools. Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque double glazed/panelled hardwood front door. Entry phone system. Individual mail boxes.

#### SECURE COMMUNAL ENTRANCE HALL

Turned spindle balustrade staircase to upper levels. Opaque double glazed/panelled hardwood front door to the rear.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

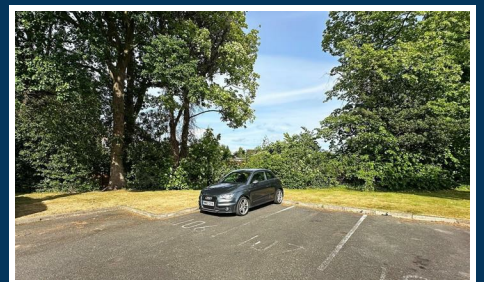
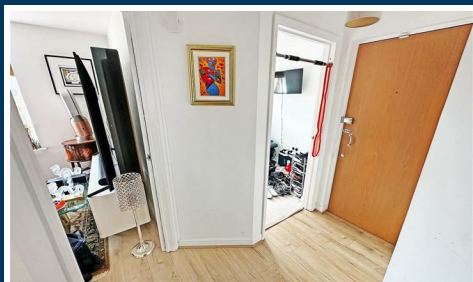
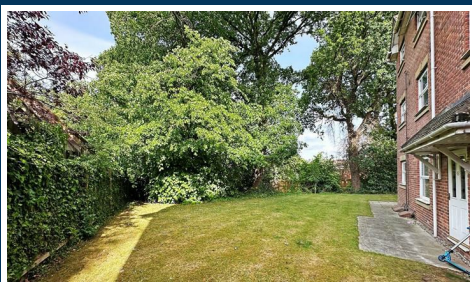
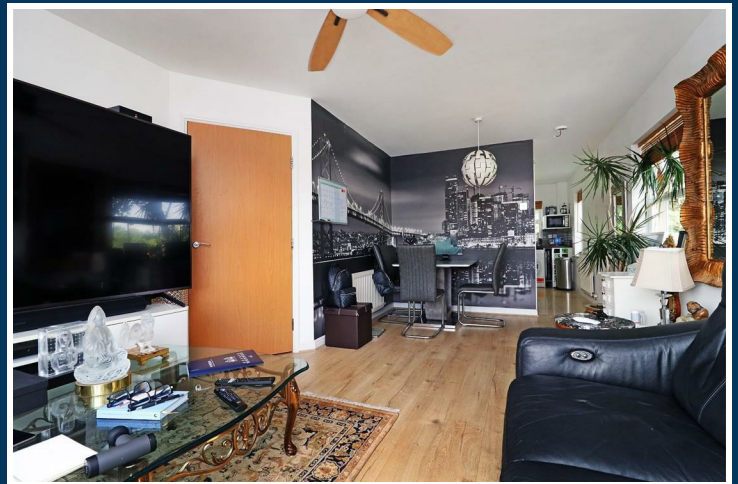
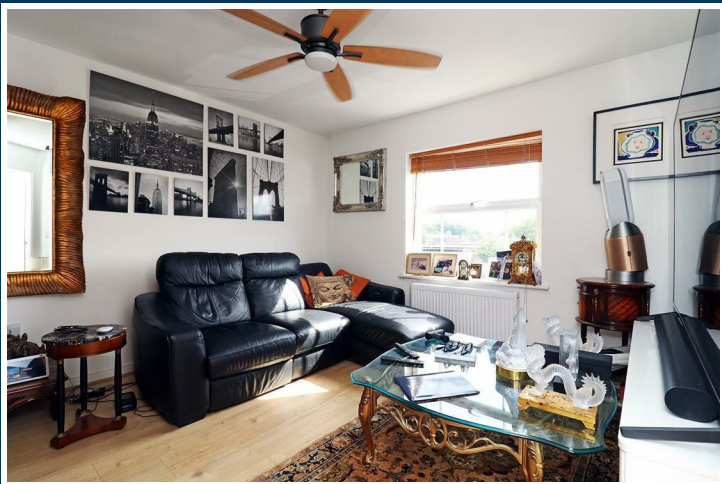
**9'9" x 8'0" (2.97m x 2.44m)**

Hardwood front door. Entry phone system.

#### SITTING/DINING ROOM

**17'11" x 12'2" (5.46m x 3.71m)**

A superb open plan space with ample room for living and dining suites. Dual aspect PVCu double glazed windows. Radiator. Television aerial point. Telephone point. Laminate flooring. Opening to:



## KITCHEN

12'5" x 7'6" (3.78m x 2.29m)

Fitted with a comprehensive range of white wall and base units with contrasting work surface over incorporating a sink unit with drainer. Integrated oven/grill plus four ring hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Space for dryer. Integrated wine cooler. Radiator. Tiled splashback. PVCu double glazed windows to the side and rear. Access to storage cupboard housing the hot water system.

## BEDROOM 1

13'7" x 12'5" (4.14m x 3.78m)

With fitted wardrobes providing excellent storage. PVCu double glazed window to the rear. Radiator.

## BEDROOM 2

8'11" x 8'5" (2.72m x 2.57m)

With PVCu double glazed window. Radiator.

## SHOWER ROOM

6'8" x 6'0" (2.03m x 1.83m)

Beautifully fitted with a contemporary white suite with contrasting black fittings comprising walk in shower, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

Allocated residents parking. Communal lawned gardens enjoying a high degree of privacy.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 99 year term commencing 31/01/2004 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

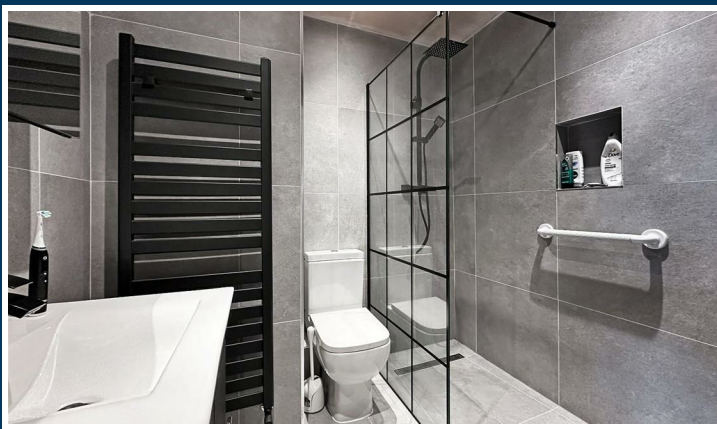
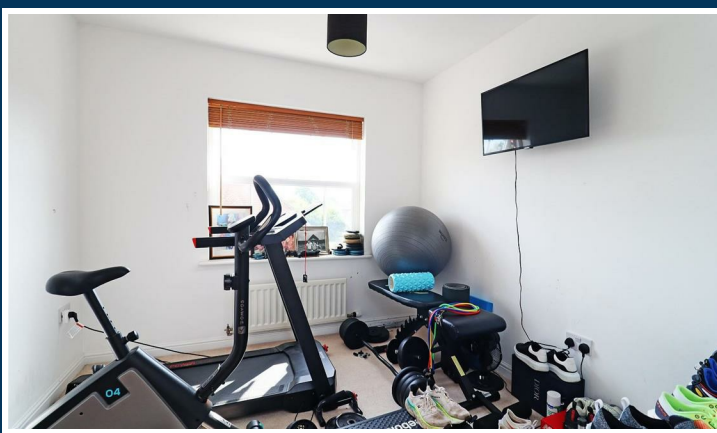
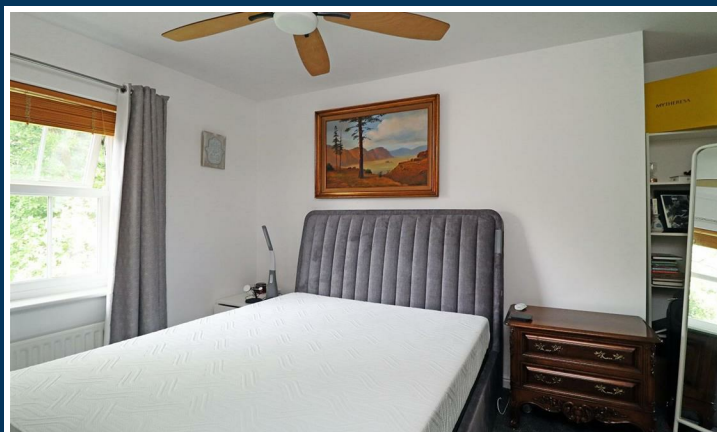
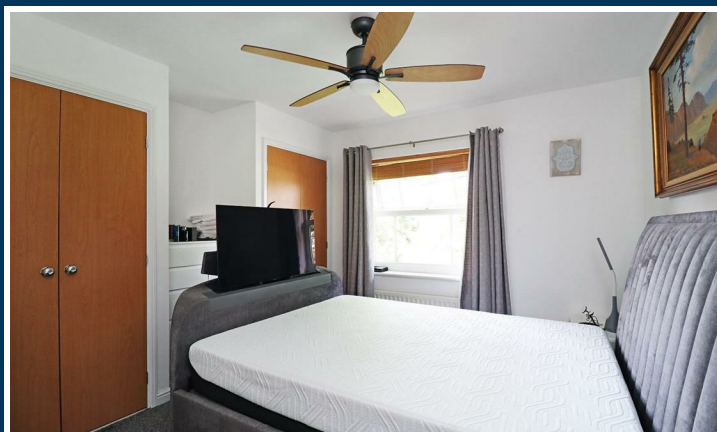
We understand the service charge is approximately £190.05 pcm. This includes cleaning, lighting and heating of common parts, window cleaning, maintenance of the grounds, buildings insurance and ground rent. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

Band "C"

## NOTE

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

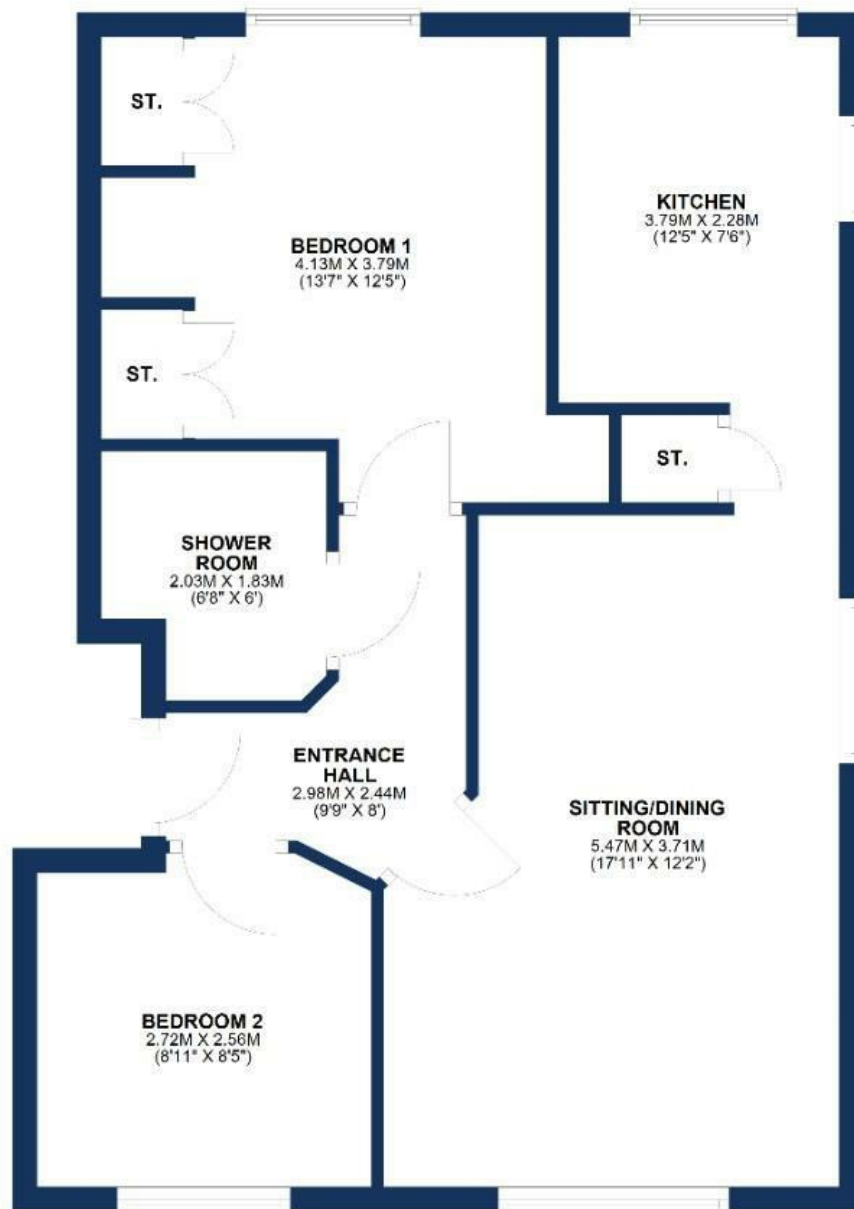


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



## SECOND FLOOR

APPROX. 56.3 SQ. METRES (606.5 SQ. FEET)



TOTAL AREA: APPROX. 56.3 SQ. METRES (606.5 SQ. FEET)

Floorplan for illustrative purposes only



### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM