



## 78 GREAT OAK DRIVE | ALTRINCHAM

OFFERS OVER £260,000

\*\*\*NO ONWARD CHAIN\*\*\*

A spacious well presented second floor apartment in this prestige gated development adjacent to the centre of Altrincham. The accommodation briefly comprises entrance hall with storage cupboard, open plan living/dining kitchen with contemporary fireplace and French windows to the substantial covered balcony, primary bedroom with fitted furniture and en suite shower room/WC, additional bedroom and bathroom/WC. Central heating and PVCu double glazing. Reserved parking space and visitors parking.



**POSTCODE: WA15 8UH**

## DESCRIPTION

Great Oak Drive is a purpose built development constructed circa 2005 and contains a variety of properties in an interesting period design set within manicured grounds all of which combines to create an attractive setting in a sought after location. The approach is through double opening wrought iron gates and leads to a parking area with an allocated space in addition to a number of visitor spaces.

The apartment is positioned on the second floor and central heating has been installed together with PVCu double glazing throughout. Unusually, there is a substantial covered balcony which enjoys tree lined views and is ideal for entertaining during the summer months.

A secure communal reception area with staircase to all levels provides access to a vestibule shared by just two apartments and in turn leads onto the private entrance hall with built-in airing cupboard. The accommodation is largely arranged for open plan living and the spacious sitting/dining area features a contemporary fireplace and importantly French windows which open onto the decked balcony. The adjacent kitchen is fitted with a comprehensive range of units complemented by integrated appliances. The generously proportioned primary bedroom benefits from fitted furniture and an en suite shower room/WC, whilst the second bedroom is served by a modern bathroom/WC.

The location is ideal being adjacent to the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition, the property also lies within the catchment area of highly regarded primary and secondary schools. Importantly, the peaceful wildlife habitat of King George V Pool with its woodland walks and popular fishing site is approximately 250 yards to the east.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure entry system and staircase to all floors.

### SECOND FLOOR

#### SHARED VESTIBULE

Providing access to just two apartments. Hardwood door to:

#### PRIVATE ENTRANCE HALL

**10'6" x 7'10" (3.20m x 2.39m)**

Built-in storage/airing cupboard housing the hot water system. Entry phone system. Laminate wood flooring. Coved cornice. Radiator.

#### LIVING/DINING KITCHEN

**25'6" x 13'11" (7.77m x 4.24m)**

Planned to incorporate:

#### KITCHEN

Fitted with a range of beech effect wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, electric hob with chimney cooker hood above, fridge/freezer and slimline dishwasher. Recess for an automatic washing machine. Tiled floor. Recessed LED lighting. Coved cornice. Radiator.

#### LIVING/DINING AREA

Contemporary fireplace surround with flame/coal effect electric fire framed in chrome. Two leaded light effect PVCu double glazed windows. Laminate wood flooring. Recessed LED lighting. Coved cornice. Radiator. Leaded light effect PVCu double glazed French windows to:





## BALCONY

14'2" x 6' (4.32m x 1.83m)

Timber decked flooring and wrought iron balustrade. Exterior wall light point.

## BEDROOM ONE

12' x 7'1" (3.66m x 2.16m)

Fitted with a three door range of wardrobes containing hanging rails and shelving. Matching dressing table. Leaded light effect PVCu double glazed window. Coved cornice. Radiator.

## EN SUITE SHOWER ROOM/WC

7'8" x 5'11" (2.34m x 1.80m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

9'11" x 7'4" (3.02m x 2.24m)

Leaded light effect PVCu double glazed window. Radiator.

## BATHROOM/WC

7'2" x 5'8" (2.18m x 1.73m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, semi recessed vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Tiled floor. Recessed LED lighting. Shaver point. Extractor Fan. Chrome heated towel rail.

## OUTSIDE

Resident and visitor parking.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 155 years from January 2003 and subject to a Ground Rent of approximately £230.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

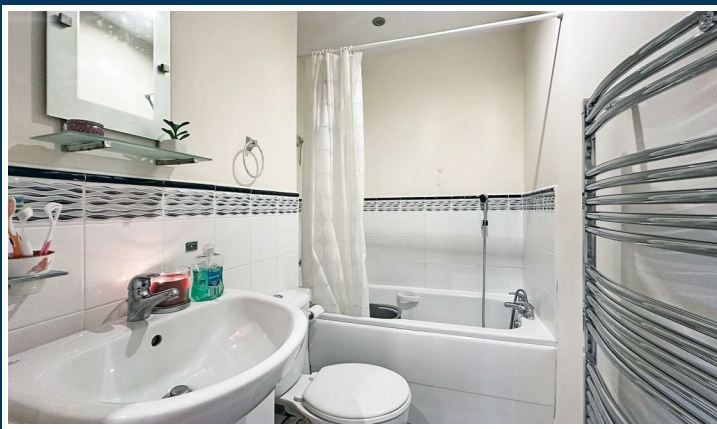
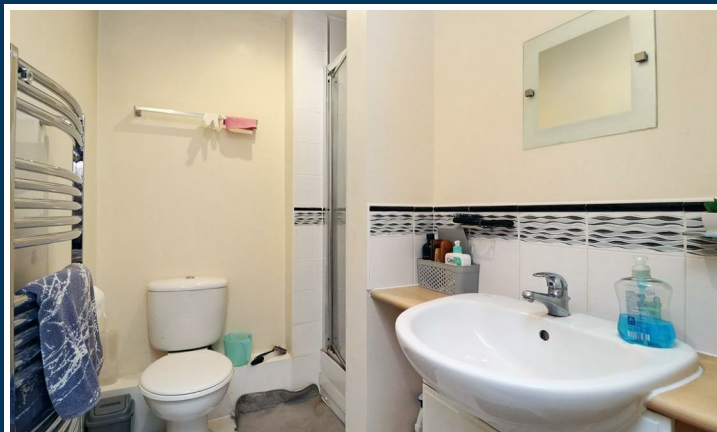
We understand the service charge is approximately £1,400.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## 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. 71.7 SQ. METRES (772.3 SQ. FEET)



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