



## APARTMENT 11, SILVERDALE RACEFIELD ROAD | ALTRINCHAM

£295,000

\*\*\*NO ONWARD CHAIN\*\*\* Ideally located approximately a 1/4 of a mile from the shopping centre of Altrincham is this prestigious development for the over 55's. Perfectly positioned within Silverdale, the apartment is located on the first floor towards the rear of the building overlooking the tree lined grounds in a southerly direction. The accommodation includes kitchen/dining room with double opening French windows to the balcony, modern fitted kitchen complete with individual appliances, principal bedroom with en-suite bathroom, second bedroom and shower/WC. Undercroft allocated parking space and store room.

**POSTCODE: WA14 4AP**

## DESCRIPTION

This excellent first floor apartment for seniors over the age of 55 is positioned within a highly favourable location, tree lined and yet a few hundred yards from the thriving shopping centre of the market town of Altrincham and with beyond the Metrolink station providing services to Manchester and surrounding areas.

Positioned on the southerly side of Silverdale at first floor level the sitting room features double opening French windows to the balcony with views over the grounds which enjoy a high degree of privacy.

The accommodation includes a spacious open plan sitting/dining room, refitted kitchen complete with a range of integrated appliances and principle bedroom with an en-suite bathroom/WC. The main bedroom has a built-in wardrobe as also has the second bedroom and there is a part tiled shower room/WC. Features include slimline electric storage radiators, PVCu double glazing and there is also a concierge, careline monitoring system and lift to each floor. Within the undercroft area is a reserved parking space and a private store room.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

An attractive entrance to the apartment with both lift and staircase to each floor.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

An 'L' shaped area with a useful built in cupboard and video entry system.

#### SITTING ROOM

**18'0" x 15'3" (5.49m x 4.65m)**

With views to the southerly side, double opening PVCu double glazed windows to the balcony with a tiled floor, wrought iron surround with private views over the grounds.

A focal point is the period style fireplace with a marble insert and hearth and living flame electric fire. Three wall light points. Fitted display shelves. Slimline electric storage radiator.

#### KITCHEN

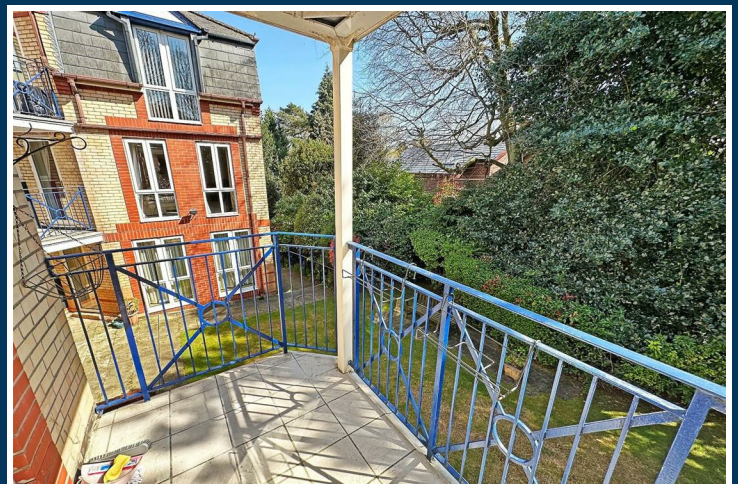
**12'0" x 7'9" (3.66m x 2.36m)**

Refitted with cream coloured high gloss doors beneath contrasting heat resistant work surfaces with an inset 1 1/2 bowl stainless steel sink, cupboards beneath and integrated dishwasher and washing machine. Matching base and wall cupboards, china display cabinet and integrated fridge/freezer, electric hob with extractor above and eye-level oven/grill. Tiled surround.

#### PRINCIPAL BEDROOM

**13'6" x 9'9" (4.11m x 2.97m)**

Including a built-in wardrobe. Slimline electric storage radiator.



## EN SUITE BATHROOM

White panelled bath, pedestal wash basin and low level WC in tiled surrounds. Electric heated towel rail. Shaver point. Extractor.

## BEDROOM 2

11'9" x 8'4" (3.58m x 2.54m)

Including a built-in wardrobe. Slimline electric storage radiator.

## SHOWER ROOM

Half tiled walls. Corner shower enclosure, pedestal wash basin and low level WC. Tiled floor. Chrome electric heated towel rail. Extractor.

## OUTSIDE

Silverdale benefits from attractive communal lawned gardens screened by a variety of mature shrubs and trees.

There is an undercroft area with an allotted parking space and an adjacent walk-in store room.

## 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 125 years commencing 1st October 1989 and subject to a Ground Rent of £131.32 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We have been informed that the service charge is currently £2877.50 per half year and includes the remuneration of the concierge, cleaning and lighting on common parts, window cleaning, garden maintenance, buildings insurance etc. Full details will be provided by our clients solicitor.

## COUNCIL TAX:

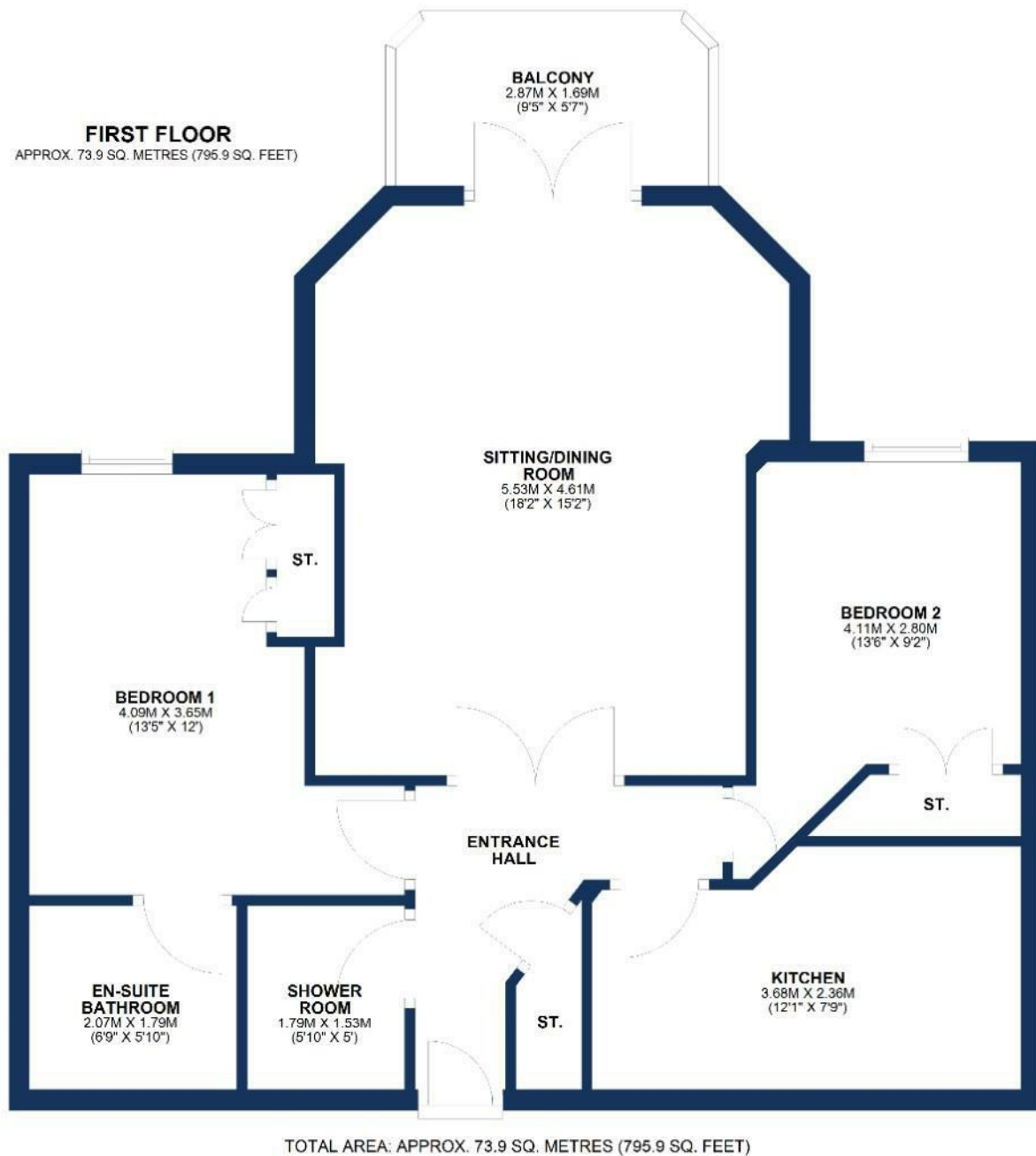
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## NOTE:

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



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Floorplan for illustrative purposes only



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