



6 CHURCH BANK RICHMOND ROAD | BOWDON

£375,000

NO FURTHER CHAIN

A well presented apartment positioned at second floor level with commanding views across The Cheshire Plain from the private south westerly facing balcony. Set within landscaped grounds in the heart of the Bowdon Conservation Area. The superbly proportioned accommodation briefly comprises secure communal reception area, private entrance hall, dual aspect open plan sitting/dining room with feature fireplace, fitted breakfast kitchen with integrated appliances, spacious primary bedroom with en suite shower room/WC, additional double bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. Single garage. Resident and visitor parking. Prestige location approximately equidistant from Hale village and Altrincham town centre.

POSTCODE: WA14 3NW

DESCRIPTION

This exclusive development lies within the heart of the Bowdon Conservation Area and in 2014 Church Bank was bestowed with Blue Plaque status. The setting is ideal with stunning tree lined views, professionally maintained grounds and importantly with a private balcony and south westerly aspect to enjoy the afternoon and evening sunshine.

The apartment is supremely placed approximately equidistant between the village of Hale with its range of fashionable restaurants, bars and train station and the shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a commuter service into Manchester. The position is also ideal for access to the surrounding network of motorways and Manchester Airport. In addition, Dunham Massey Park and Hall is one mile distance to the west and local shops are available within easy reach on Vicarage Lane.

Approached beyond a covered porch, the secure communal reception area has recently been refurbished with both staircase and lift providing access to the upper floors. This well presented apartment is positioned at second floor level and offers exceptional far reaching views across The Cheshire Plain. A wide L-shaped entrance hall with built-in cloaks and storage cupboards leads onto the naturally light dual aspect sitting/dining room through double opening doors. This spacious reception room features a marble conglomerate fireplace alongside sliding windows which open onto the covered balcony and there is also ample space for a dining suite. The adjacent breakfast kitchen is fitted with beech effect units complemented by polished granite work-surfaces and integrated appliances.

The superb primary suite comprises double bedroom with a comprehensive range of fitted furniture and en suite shower room/WC. There is a further double bedroom with built-in wardrobes and twin Murphy beds and a shower room/WC completes the accommodation.

Gas fired central heating has been installed together with PVCu double glazing throughout and there are valuable internal storage areas.

Externally resident and visitor parking is available and a single garage has the added advantage of a remotely operated door.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure hardwood front door. Entry phone system. Lift and turned spindle balustrade staircase to the upper floors. Mailbox access.

SECOND FLOOR

SHARED LOBBY

With lift access and providing entry to only two apartments.

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Mirror fronted cloaks closet containing hanging rails and shelving. Airing cupboard with shelving. Storage cupboard with shelving. Recessed LED lighting. Cornice. Radiator. Double opening doors to:

SITTING/DINING ROOM

26'10" x 17'2" (8.18m x 5.23m)

Marble conglomerate fireplace with matching hearth. Fitted media unit with display cabinets above and matching dresser unit. Deep storage cupboard with shelving. Entry phone system. Three wall light points. Cornice. Two radiators. PVCu double glazed sliding window set within matching side-screens to:

BALCONY

11'7" x 5'1" (3.53m x 1.55m)

Ample space for a small table and chairs.

BREAKFAST KITCHEN

12'1" x 10'6" (3.68m x 3.20m)

Fitted with beech effect wall and base units beneath polished granite work-surfaces and under-mount 1½ bowl stainless steel sink with mixer tap. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring induction hob with extractor fan/light above, dishwasher and washer/dryer. Recess for a fridge/freezer. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tiled floor. Recessed LED lighting. Heated towel rail.



BEDROOM ONE

16'3" x 12'8" (4.95m x 3.86m)

Fitted with a five door range of mirror fronted wardrobes containing hanging rails and shelving. Recess for a double bed flanked by bedside tables. Matching twin pedestal dressing table and chest of drawers. PVCu double glazed bay window. Two wall light points. Coved cornice. Radiator.



EN SUITE SHOWER ROOM/WC

10'3" x 4'6" (3.12m x 1.37m)

Fully tiled and fitted with a white/chrome suite comprising vanity wash basin with mixer tap, low-level WC and bidet. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

BEDROOM TWO

14'7" x 10'2" (4.45m x 3.10m)

Fitted with a six door range of mirror fronted wardrobes containing hanging rails and shelving. Twin pedestal dressing table and bookshelves. Fitted twin Murphy beds with cupboards above. PVCu double glazed window. Coved cornice. Radiator.

SHOWER ROOM/WC

10'2" x 7' (3.10m x 2.13m)

Fitted with a white/chrome vanity wash basin with mixer tap, low-level WC and bidet. Wide walk-in shower beyond a glass screen with marble effect panelled walls and thermostatic shower. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Decorative cornice. Heated towel rail.



OUTSIDE

SINGLE GARAGE

Remotely operated up and over door. Light and power supplies.

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 999 years and the Freehold is vested in a company owned by the residents. The property is not subject to a Ground Rent. This should be verified by your Solicitor.

SERVICE CHARGE

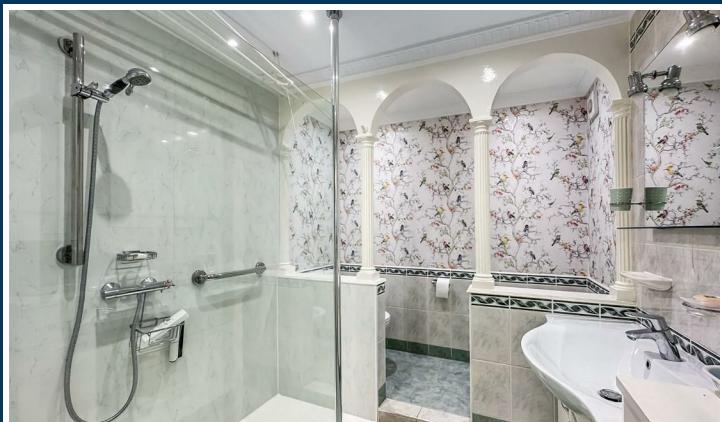
We understand the service charge is approximately £4,800.00 per annum (£400.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band F.

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.

