



APARTMENT | 405 STOCKPORT ROAD | TIMPERLEY

25% SHARED OWNERSHIP £46,250

NO CHAIN 100% SHARE OF OWNERSHIP ALSO AVAILABLE AT £185,000*** A modern new build second floor apartment ideally located within the heart of Timperley village above Park Medical Practice and the Library. The accommodation briefly comprises secure communal entrance hall to the main building plus further secure entrance hall to the apartment, private entrance hall with storage, open plan living dining kitchen with doors to a balcony seating area, double bedroom and bathroom/WC fitted with a contemporary white suite. Secure allocated parking. Viewing is highly recommended.

POSTCODE: WA15 7XR

DESCRIPTION

A modern new build second floor apartment ideally located within the heart of Timperley village above Park Medical Practice and the Library. The accommodation briefly comprises secure entrance hall to the main building plus further secure entrance hall to the apartment, private entrance hall with storage, open plan living dining kitchen with doors to a balcony seating area, double bedroom and bathroom/WC fitted with a contemporary white suite. Secure allocated parking. Viewing is highly recommended. Current rent payable on 75% share is £430.00pcm

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Shared with Timperley Library and Park Medical Practice with lift and stairs to all floors.

SECOND FLOOR

SECURE COMMUNAL ENTRANCE HALL

Secure entrance hallway with access to all four apartments.

PRIVATE ENTRANCE HALL

Hardwood front door. Electric heater. Cloaks cupboard with space for dryer and housing the water system. Phone entry system.

OPEN PLAN LIVING DINING KITCHEN

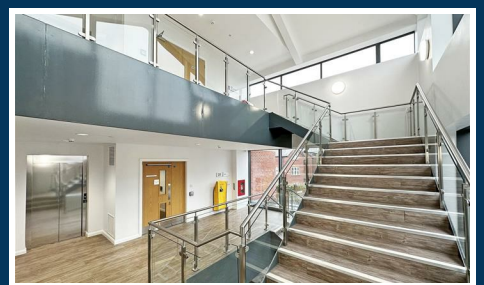
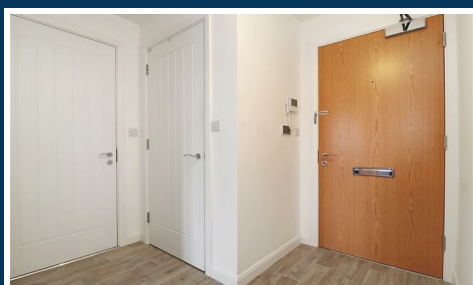
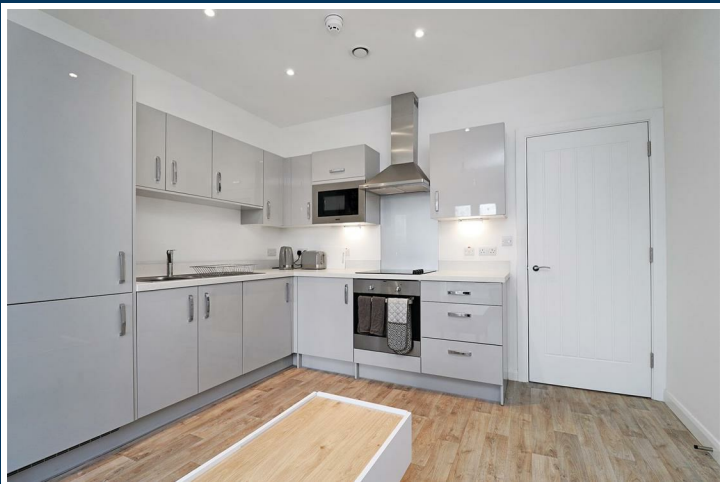
18'11" x 11'7" (5.77m x 3.53m)

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood and splashback. Integrated fridge freezer, washing machine and microwave. PVCu double glazed double doors provide access to the balcony seating area. Electric radiator. Television aerial point. Telephone point. Space for living and dining suites.

BEDROOM

18'11" x 8'9" (5.77m x 2.67m)

A superbly proportioned bedroom with PVCu double glazed door to the balcony seating area. Electric radiator. TV point.



BATHROOM

7'1" x 6'7" (2.16m x 2.01m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Half tiled walls. Tiled floor. Recessed low voltage lighting. Extractor fan. Heated towel rail.

OUTSIDE

BALCONY

21'3" x 4'7" (6.48m x 1.40m)

Secure residents allocated parking.

SERVICES

Mains water, electric and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX:

Band "B"

SERVICE CHARGE

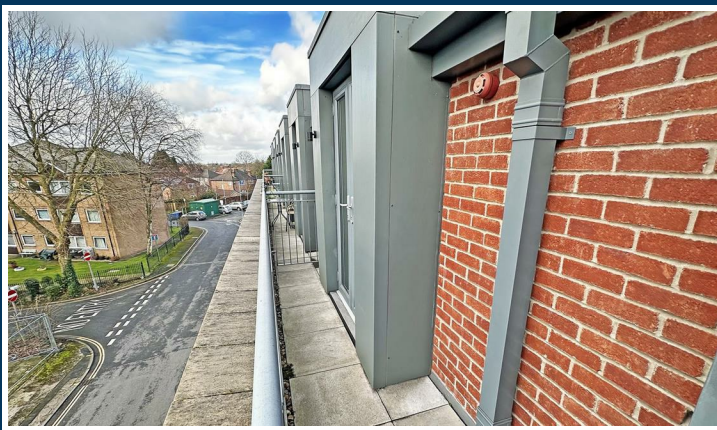
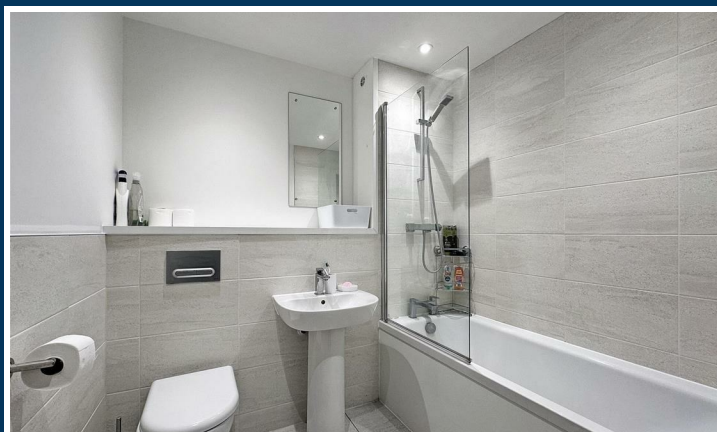
The service charge is currently £1,364.88 per annum and includes ground rent.

TENURE

We are informed the property the property is held on a Leasehold basis for the residue of 125 year term from the 23/09/2021. This should be verified by your Solicitor.

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. 51.9 SQ. METRES (559.1 SQ. FEET)



TOTAL AREA: APPROX. 51.9 SQ. METRES (559.1 SQ. FEET)

Floorplan for illustrative purposes only



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