



18 TIVOLI HOUSE 12 DENMARK STREET | ALTRINCHAM

£260,000

A purpose built third floor apartment within this popular development positioned adjacent to the award winning town centre of Altrincham and with commanding views toward the city of Manchester. The well presented accommodation briefly comprises communal reception area with lift and stairs to all floors, private entrance hall, spacious living/dining kitchen with sliding windows to the decked balcony, two double bedrooms and bathroom/WC. Secure under-croft allocated parking.

POSTCODE: WA1 4 2YE

DESCRIPTION

Tivoli House is well placed being positioned adjacent to the award winning town 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 also well placed for the surrounding network of motorways.

This contemporary purpose built development was constructed circa 2007 and this particular apartment occupies a superb position on the third floor with the added advantage of tree lined views toward the undulating hills of the Peak District. Importantly the substantial balcony is ideal for al fresco dining during the summer months and benefits from a commanding outlook in the direction of Manchester city centre.

The accommodation is well presented throughout and approached beyond a secure communal reception area with lift and staircase to all levels including the under-croft resident's parking area with remotely operated gates providing external vehicular access.

The private L-shaped entrance hall incorporates a generous utility cupboard and there is ample space for hanging coats and jackets. The naturally light open plan living space features a dining kitchen with contemporary high gloss units complemented by a range of integrated appliances and sliding windows which open onto the aforementioned balcony and there is an adjacent dual aspect sitting area. Completing the interior are two excellent double bedrooms and a modern bathroom/WC with white suite and chrome fittings.

Electric heating has been installed together with double glazing throughout.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure access with lift and staircase to all levels.

THIRD FLOOR

PRIVATE ENTRANCE HALL

Utility cupboard with space for an automatic washing machine and housing the hot water cylinder. Laminate wood flooring. Video entry phone. Electric heater.

LIVING/DINING KITCHEN

23'10" x 10'8" (7.26m x 3.25m)

With laminate wood flooring and planned to incorporate:

DINING KITCHEN

Fitted with modern high gloss white wall and base units beneath marble effect heat resistant work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above, fridge, freezer and dishwasher. Ample space for a table and chairs. Sliding double glazed window to the decked balcony.

LIVING AREA

Two double glazed windows. Electric heater.

BEDROOM ONE

11'1" x 10'6" (3.38m x 3.20m)

Double glazed window. Electric heater.



BEDROOM TWO

10'7" x 10' (3.23m x 3.05m)

Double glazed window. Electric heater.

BATHROOM/WC

6'7" x 6'6" (2.01m x 1.98m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin and low-level WC all set within tiled surrounds. Tiled floor. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Remotely operated gates to the secure under-croft resident parking area.

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 250 years from March 2006 and subject to a Ground Rent of £273.50 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

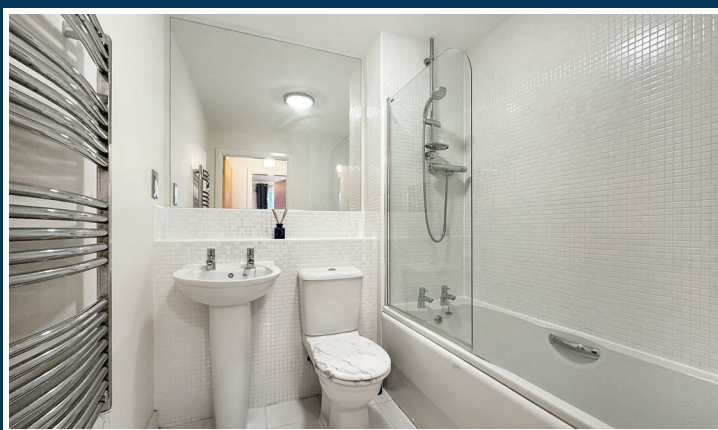
We understand the service charge is approximately £230 per month. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band C

NOTE

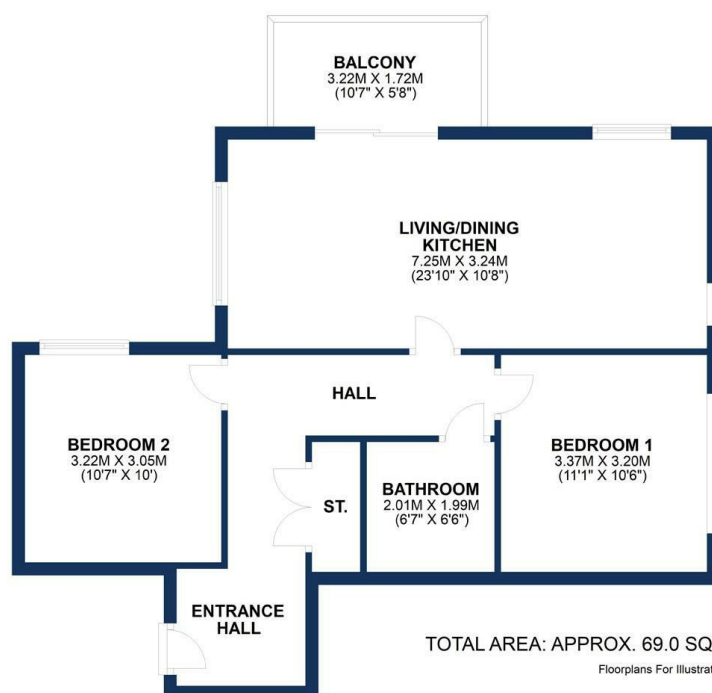
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

THIRD FLOOR

APPROX. 69.0 SQ. METRES (742.4 SQ. FEET)



TOTAL AREA: APPROX. 69.0 SQ. METRES (742.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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