



### 7 WOODRIDINGS THE FIRS | BOWDON

**£420,000**

A spacious ground floor apartment with direct access to the gardens and positioned within an exclusive gated development approximately half a mile distance from Altrincham town centre. The superbly presented accommodation briefly comprises communal reception area, private entrance hall with storage, sitting/dining room with feature fireplace and French windows opening onto the stone paved terrace, fitted kitchen with integrated appliances, primary bedroom with en suite shower room/WC, spacious double bedroom and separate shower room/WC. Gas fired central heating and PVCu double glazing. Secure resident parking and single garage. Beautifully maintained communal grounds.

POSTCODE: WA14 2TF

## DESCRIPTION

Woodridings is a sympathetically designed development of luxurious apartments standing in the most delightful grounds. Originally constructed in 1976 and occupying an enviable position in a sought after location, this apartment stands within beautifully maintained landscaped gardens adjacent to the Devisdale, an open area of protected land.

The location must be regarded as one of the finest being within the Bowdon Conservation Area and positioned approximately one mile distance from 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 also well placed for the surrounding network of motorways, places of worship and local schools.

Approached beyond a secure communal reception area this ground floor apartment is superbly proportioned and well presented throughout. The private entrance hall leads onto a spacious and naturally light sitting/dining room with the focal point of a traditional style fireplace surround and marble hearth. Importantly, two sets of French windows open onto the private stone paved terrace which is ideal for entertaining during the summer months. The kitchen is fitted with modern units and a range of integrated appliances and there is provision for storage off the entrance hall. The excellent master bedroom benefits from a range of fitted furniture and a contemporary en suite shower room/WC. There is a further double bedroom of generous size and a well appointed shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing.

Remotely operated wrought iron gates provide access to the development and off road parking is available for residents and visitors. In addition, the garage is larger than average and has the added advantage of light and power supplies.

The communal gardens are certainly a feature, laid mainly to lawn with well stocked borders and screened by a variety of mature trees all of which combines to create an attractive setting.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Oak panelled door with chrome fittings. Entry phone system.

#### COMMUNAL RECEPTION AREA

Glass balustrade staircase to the upper floors. Wood grain effect luxury vinyl flooring.

#### PRIVATE ENTRANCE HALL

**9'8" x 8'3" (2.95m x 2.51m)**

Contemporary composite front door. Built-in cloaks cupboard with space for hanging coats and jackets. Built-in storage cupboard with shelving. Entry phone system. Coved cornice. Radiator.

#### SITTING/DINING ROOM

**23'10" x 16'11" (7.26m x 5.16m)**

Period style fireplace surround with marble insert and hearth. Twin sets of PVCu double glazed French windows opening onto the private stone paved terrace. Two PVCu double glazed windows to the side. Two wall light points. Coved cornice. Radiator.

#### KITCHEN

**12' x 8' (3.66m x 2.44m)**

Fitted with modern cream wall and base units beneath granite effect heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an eye-level electric fan oven/grill, combination microwave oven/grill, four ring gas hob with extractor/light above, fridge/freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Two PVCu double glazed windows to the front. Tiled floor. Radiator.



## BEDROOM ONE

19'6" x 12'1" (5.94m x 3.68m)

Fitted with an eight door range of wardrobes containing hanging rails and shelving. Recess for a double bed with cupboards above. PVCu double glazed angular bay window to the front. Three wall light points. Coved cornice. Radiator.



## EN SUITE SHOWER ROOM/WC

6'3" x 5'11" (1.91m x 1.80m)

Fitted with a contemporary white/chrome suite comprising wall mounted vanity wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Matching wall mounted cabinet. Illuminated mirror. Opaque PVCu double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.



## BEDROOM TWO

14'10" x 13'11" (4.52m x 4.24m)

Fitted with a four door range of wardrobes containing hanging rails with cupboards above. Two PVCu double glazed windows to the rear. Wall light point. Coved cornice. Radiator.

## SHOWER ROOM/WC

6'5" x 6'4" (1.96m x 1.93m)

Fully tiled and fitted with a contemporary white/chrome suite comprising wall mounted vanity wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Recessed LED lighting. Extractor fan. Chrome heated towel rail.



## OUTSIDE

## GARAGE

21'10" x 8'6" (6.65m x 2.59m)

External parking space opposite. Up and over door. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the Freehold is vested within a company of which each owner possesses an equal share. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £2,700.00 per annum (£225.00 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

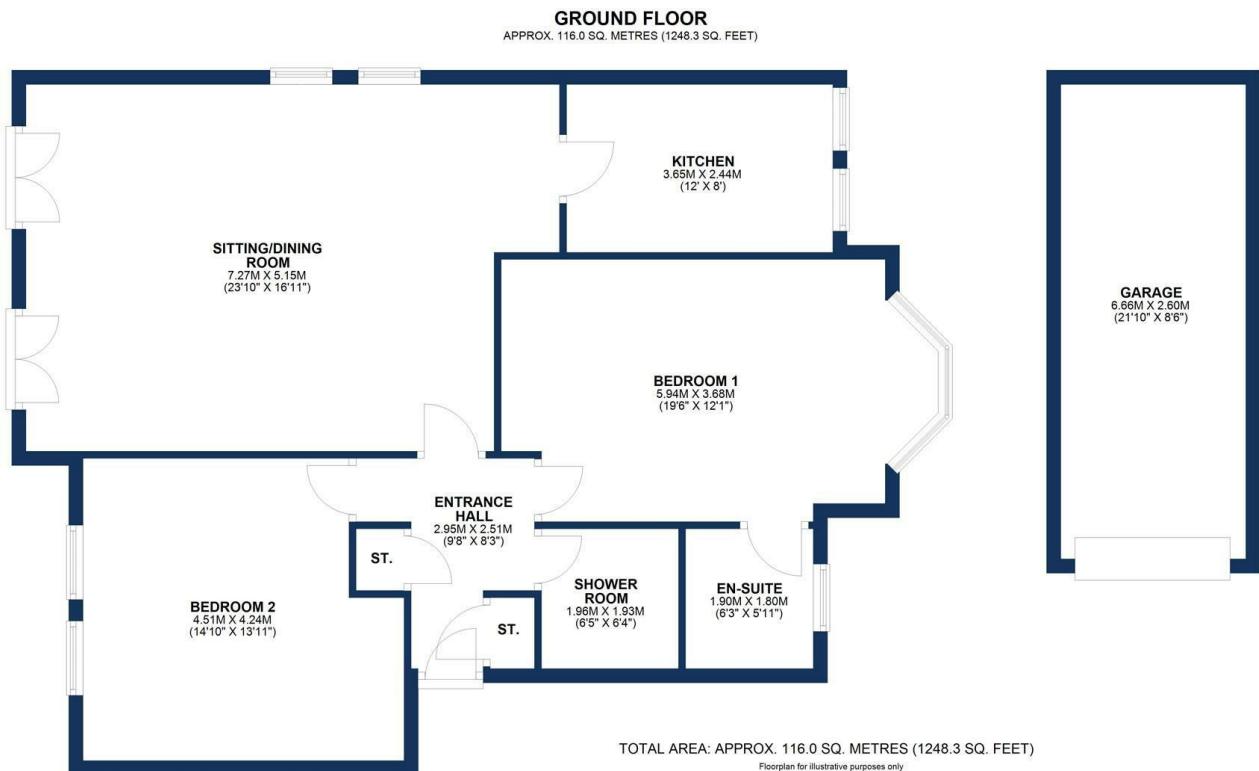
Band E.

## NOTE

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



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