



## 2 OAK GARDENS 1A OAK ROAD | HALE

£290,000

A self contained ground floor apartment unusually with individual access rather than communal. Excellent location a little over a 1/4 mile from the village of Hale and a little further into the market town of Altrincham. The tastefully appointed accommodation includes an open plan living room/dining kitchen with integrated appliances, two bedrooms and bathroom/WC. Allocated parking. Community garden and secure gated access. An appointment to view is highly recommended.



POSTCODE: WA15 9EX

DESCRIPTION

A Ground Floor Apartment Within This Prestige Development A Short Distance From The Village

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Unusually this ground floor apartment benefits from its own individual access rather than through a communal reception area. The accommodation is bright, tastefully appointed and fitted in a contemporary style.

The location is also ideal being within the "tree roads" well placed for the village of Hale with its range of individual shops, restaurants and wine bars and a little further into the shopping centre of the market town of Altrincham with its vibrant market and Metrolink railway station providing a commuter service into Manchester and surrounding areas.

Immediately upon entering the property the spacious living area is apparent with the fitted kitchen area to one side containing a comprehensive range of light wood effect base and wall cupboards. Beyond the inner hall with two generous built in storeplaces leads to the two bedrooms and bathroom/WC.

To the exterior there is a reserved parking space approached from Peel Road together with visitors parking and adjacent community garden laid to lawn and with a westerly aspect.

Oak Gardens is a gated development of just a few individual apartments within an attractive building conceived in the Victorian Style.

Only rarely would it be possible to acquire an interest in such a fine property with the potential to ultimately acquire 100% ownership if required.

ACCOMMODATION

GROUND FLOOR

OPEN PLAN LIVING/DINING KITCHEN

21'4" x 14'4" (6.50 x 4.37)

An open plan area designed in a contemporary style with a sitting area to the rear.

The kitchen area is fitted with a comprehensive range of units with light natural wood effect doors with stainless steel handles beneath contrasting heat resistant work surfaces with an inset stainless steel sink, cupboards beneath including a washing machine and integrated fridge/freezer. Matching base and wall cupboards and integrated stainless steel gas hob with matching stainless steel extractor/light canopy above and built under oven/grill all within tiled surrounds. Recessed lighting. Wall mounted gas central heating boiler. Double glazed window. Two radiators. Laminate flooring. Entry phone.

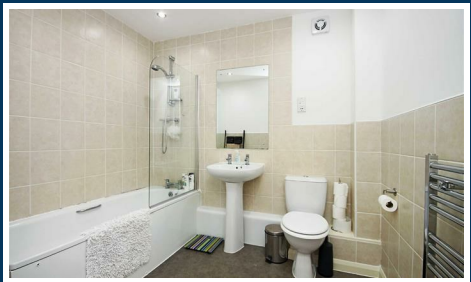
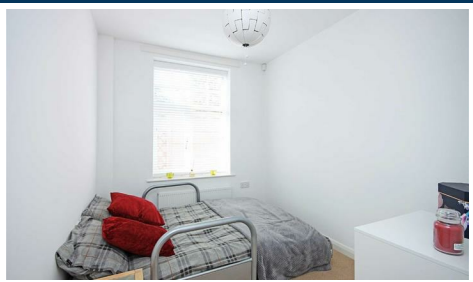
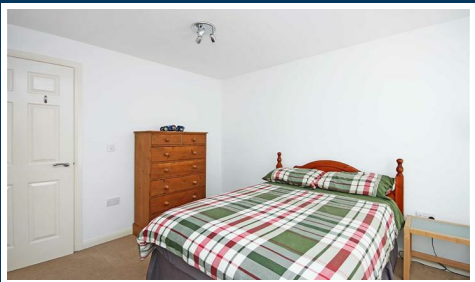
INNER HALLWAY

Built in cloaks and storage cupboard.

BEDROOM I

12'9" x 10'8" (3.89 x 3.25)

Double glazed window. Radiator.





## BEDROOM 2

13'0" x 7'8" (3.96 x 2.34)

Double glazed window. Radiator.

## BATHROOM

Containing a white/chrome suite including a panelled bath with thermostatic shower and screen above in a tiled surround, pedestal wash basin and low level WC. Wall mounted mirror. Chrome heated towel rail. Shaver point. Recessed low voltage lighting. Extractor.

## OUTSIDE

Allocated parking space and visitors parking.

Communal lawned garden and secure gated access to the property.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## TENURE

We have been informed the property is held on a leasehold basis. Full details will be provided by our clients Solicitor.

## SERVICE CHARGE

We have been informed that the service charge and rent for the 65% of the property yet to be acquired amounts to £331.19 per calendar month.

There is the option to acquire the 65% of the property.

## NOTE

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

EPC available upon request.

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The kitchen area is fitted with a comprehensive range of units with light natural wood effect doors with stainless steel handles beneath contrasting heat resistant work surfaces with an inset stainless steel sink, cupboards beneath and recess for automatic washing machine. Matching base and wall cupboards and integrated stainless steel gas hob with matching stainless steel extractor/light canopy above and built under oven/grill all within tiled surrounds and with a breakfast bar to two. Recessed lighting. Wall mounted gas central heating boiler. Double glazed window. Two radiators. Laminate flooring. Entry phone.

## TENURE

We have been informed the property is held on a leasehold basis. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge amounts to £76.28 per calendar month. This includes cleaning, lighting and heating of common parts, buildings insurance, management etc. Full details will be provided by our client's Solicitor.



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.

## GROUND FLOOR

APPROX. 62.6 SQ. METRES (674.0 SQ. FEET)



TOTAL AREA: APPROX. 62.6 SQ. METRES (674.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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