



## APARTMENT 36 ROMANA SQUARE PARK ROAD | TIMPERLEY

OFFERS OVER £275,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and presented duplex apartment offering excellent living space in an ideal location presented to a high standard. Ideally positioned within the middle of the development with views toward the communal lawned gardens and with accommodation briefly comprising secure communal entrance hall, private entrance hall, large open plan living dining kitchen with Juliette balcony, principle bedroom with en-suite shower room/WC plus access to the external balcony, second double bedroom and main bathroom/WC. The entrance hall has a utility cupboard and beyond the principal bedroom is a large storage area. Two allocated residents parking spaces plus visitors parking. Full concierge service and residents gym. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.



**POSTCODE: WA14 5QB**

## DESCRIPTION

Romana Square was constructed by Linden Homes Ltd and is a stylish elegant development built to the high standards of modern technology and benefitting from a concierge service and gym.

The apartments are approached via an electric secure wrought iron gate and there is allocated parking for each apartment and ample visitors parking also. This particular apartment benefits from two allocated spaces. There is a secure entry into the apartment building which is ideally positioned within the middle of the development and with views towards the communal gardens. Apartment 36 is located on the second and third floors and as a duplex apartment the accommodation is superbly proportioned throughout. The entrance hall provides ample storage and opens up into a superb open plan living dining kitchen with Juliette balcony and range of integrated appliances. Off the entrance hall there is also access to the second double bedroom and also the main bathroom/WC. To the third floor the principal bedroom benefits from access to an external balcony and also an adjacent en-suite shower room/WC. Beyond the principle bedroom there is a large storage area.

The location is ideal being approximately 1 mile distant from the village centre of Timperley and approximately 1 1/2 miles from the comprehensive market town of Altrincham. Timperley Metrolink station is within easy reach and provides a commuter service into Manchester and the property is also well placed being within the catchment area of highly regarded primary and secondary schools.

A superbly proportioned duplex apartment that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Hardwood front door. Spindle balustrade staircase to third floor. Radiator. Utility cupboard housing hot water system and also plumbing for washing machine.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING:

**22'5" x 22'4" (6.83m x 6.81m)**

#### KITCHEN

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Tiled splashback. Recessed low voltage lighting.

#### LIVING/DINING AREA

With ample space for living and dining suites. Three radiators. Television/telephone/satellite points. Video entry system. Sliding PVCu double glazed door to the Juliette balcony. PVCu double glazed windows to the front and side.

#### BEDROOM 2

**11'7" x 11'5" (3.53m x 3.48m)**

With PVCu double glazed window to the side. Telephone point. Radiator.



## BATHROOM

7'5" x 6'4" (2.26m x 1.93m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Tiled splashback.

## THIRD FLOOR

### BEDROOM 1

15'10" x 13'9" (4.83m x 4.19m)

With PVCu double glazed sliding doors to the external balcony/terrace. Television aerial point. Access to large storage area.

### EN-SUITE

7'5" x 6'7" (2.26m x 2.01m)

With a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Chrome heated towel rail. Tiled splashback. Velux window. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

### BALCONY

16'10" x 3'10" (5.13m x 1.17m)

A superbly proportioned outdoor seating area and decked for easy maintenance.

Two allocated residents parking spaces plus additional visitors parking. Communal gardens of which this property has views over.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "E"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 31/01/2005 and subject to a Ground Rent of £357.03. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the service charge is currently £150.00 per calendar month.

## NOTE

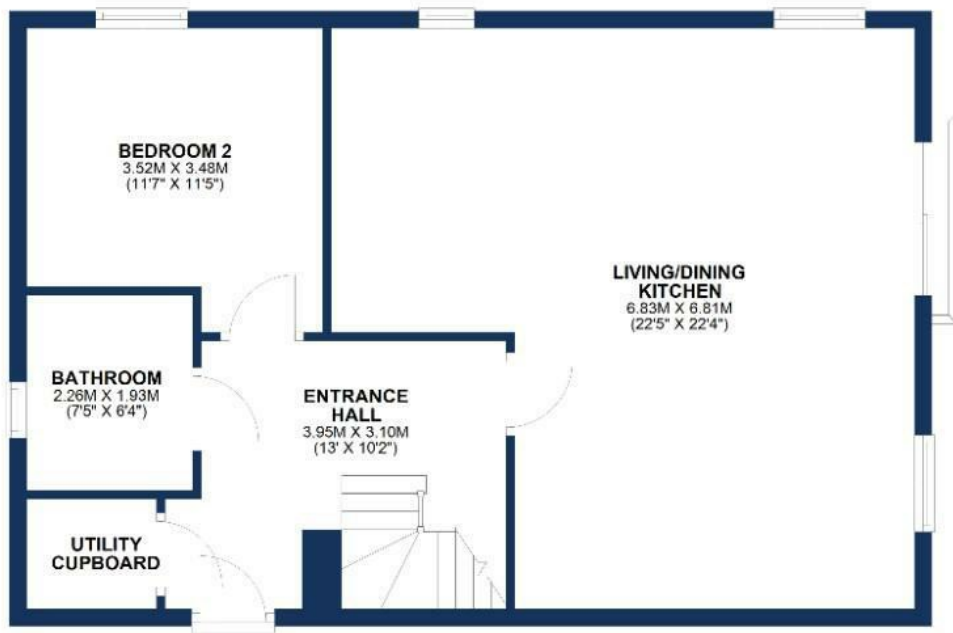
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## SECOND FLOOR

APPROX. 69.1 SQ. METRES (744.2 SQ. FEET)



## THIRD FLOOR

APPROX. 46.6 SQ. METRES (501.4 SQ. FEET)



TOTAL AREA: APPROX. 115.7 SQ. METRES (1245.6 SQ. FEET)

Floorplan for illustrative purposes only



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