IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









21 STAMFORD GRANGE GROBY ROAD | ALTRINCHAM

£285,000

A replanned and superbly proportioned second floor apartment within a prestigious retirement development positioned adjacent to Altrincham town centre. The well presented accommodation briefly comprises private entrance hall with ample provision for storage, spacious open plan living/dining kitchen with sliding windows to the balcony, primary bedroom with en suite shower room/WC, additional double bedroom and shower room/WC. Electric heating and double glazing. Under-croft resident parking. Visitor parking. Landscaped communal grounds.

POSTCODE: WA14 4AN

DESCRIPTION

Constructed to an attractive Victorian style design this superbly proportioned retirement apartment is situated on the second floor of this wonderfully maintained development. Whilst enjoying views over the tree lined grounds it is hard to imagine that just a few hundred yards away is the centre of Altrincham with its highly popular Market Hall which contains a variety of small Independent retailers and informal dining options. The location is also ideal for the Metrolink station which provides a frequent service into Manchester and the surrounding areas.

The accommodation is well presented and importantly replanned to create much sought after open plan living space with the added advantage of a commanding outlook from the private balcony. Electric heating has been installed together with double glazing throughout and also within the apartment is a video entry system and Careline monitoring service.

The private entrance hall incorporates a large storage cupboard alongside a cloaks cupboard with ample space for hanging coats and jackets plus a separate airing cupboard. The kitchen is fitted with Shaker style units complemented by polished granite work-surfaces alongside a range of NEFF integrated appliances and opens onto a spacious sitting/dining room with sliding windows to the aforementioned balcony.

The primary suite comprises generous double bedroom and shower room/WC with white suite, chrome fittings and walk-in shower. There is an additional double bedroom which is currently used as a study and a modern shower room/WC.

The communal areas are tastefully presented and include a residents lounge with adjacent kitchen and there is both a lift and staircase to the secure under-croft parking area. Furthermore there is communal storage for suitcases etc. in the basement.

The tree lined communal grounds are certainly a feature with undulating lawns and carefully planned mature and colourful borders.

ACCOMMODATION

FRONT ENTRANCE
Accessed via Dunham Road

REAR ENTRANCE
Adjacent to the external parking area and access to the under croft car park with lift to all levels. There is also a pathway leading to the front entrance for an enhanced approach through the communal gardens and without the need to use the rear external stairs.

GROUND FLOOR

COVERED PORCH
Video entry system.

COMMUNAL RECEPTION AREA
Staircase and lift to upper floors and undercroft parking area.

SECOND FLOOR

PRIVATE ENTRANCE HALL
Panelled hardwood front door. Large storage cupboard with shelving. Built-in cloaks cupboard. Additional storage cupboard. Airing cupboard with shelving and housing the hot water cylinder. Video entry system. Laminate wood flooring. Coved cornice.

LIVING/DINING KITCHEN
29'9 x 14'0 (9.07m x 4.27m)
With clearly defined areas and planned to incorporate:

KITCHEN
Fitted with Shaker style wall and base units beneath polished granite work-surfaces/up-stands and under-mount 1 ½ bowl stainless steel sink with mixer tap. Matching breakfast table. Integrated appliances include a combination microwave/oven/grill, four zone induction hob with chimney cooker hood above, slimline dishwasher and washer/dryer. Recess for an American style fridge/freezer. Wood effect flooring. Coved cornice.











LIVING/DINING AREA
Three wall light points. TV/FM/SAT aerial point. Coved cornice. Storage radiator. Wall mounted electric heater. Double glazed sliding windows to:

BALCONY
10'0 x 4'0 (3.05m x 1.22m)
Wrought iron balustrade and artificial grass.

BEDROOM ONE
16'7 x 9'6 (5.05m x 2.90m)
Double glazed window. Laminate wood flooring. Two wall light points. TV/FM/SAT aerial point. Coved cornice.

EN SUITE SHOWER ROOM/WC
10'3 x 6'3 (3.12m x 1.91m)
White/chrome pedestal wash basin and low-level WC. Walk-in shower with tiled walls and electric shower. Tiled walls. Laminate wood flooring. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO
12'2 x 8'5 (3.71m x 2.57m)
Double glazed window. Laminate wood flooring. Two wall light points. Coved cornice.

SHOWER ROOM/WC
8'0 x 5'4 (2.44m x 1.63m)
Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE
Designated secure undercroft parking space beyond a remotely operated garage door.

Additional visitors parking.

Beautifully tended communal gardens.

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 125 years from 1 January 1992 and subject to a ground rent of £275.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE
We understand the service charge is approximately £400.00 per calendar month. This includes maintenance, repair and decoration of the building, cleaning, lighting and heating of common parts, maintenance of the grounds etc. 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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TOTAL AREA: APPROX. 79.8 SQ. METRES (859.1 SQ. FEET)

Floorplan for illustrative purposes only

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