IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









APARTMENT 11 GIPSEY MOTH CLOSE | TIMPERLEY

£177,000

NO ONWARD CHAIN A beautifully presented 2nd floor apartment set within this modern development and in a sought after location. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, open plan living/dining kitchen, master bedroom with en suite shower room/WC plus second double bedroom and bathroom/WC. Externally there is visitors parking then secure remote gates to the allocated residents parking. Communal lawned gardens. A superb proposition for investors and first time buyers. A viewing is highly recommended.

POSTCODE: WA15 7GH

DESCRIPTION

Ideal for any first time buyers or investors, a modern development of apartments which are superbly proportioned throughout and need to be seen to be appreciated.

The building is approached by a secure communal entrance hall which has stairs leading to all floors. The private entrance hall provides a large storage cupboard and access to all rooms . There is a large open plan living dining kitchen with a range of integrated appliances and lightwood units. The master bedroom benefits from an en suite shower room and the second double bedroom is serviced by the main bathroom/WC.

Externally there is an allocated visitors parking area. Remote secure gates then lead to the residents allocated parking area. There are also communal lawned gardens.

The property is well placed being within easy reach of Timperley Village centre and with Altrincham Town centre a little further distant. The property also lies within the catchment area of highly regarded Primary and Secondary schools.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL
Secure entry system and stairs to upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL
Hardwood front door. Phone entry system. Cloaks cupboard. Radiator.

OPEN PLAN LIVING/DINING KITCHEN COMPRISING
24'11" x 10'11"

LIVING/DINING AREA
There is ample space for living and dining suites. PVCu double glazed window to the front and opaque PVCu to the side. Two radiators. Television aerial point. Telephone point.

KITCHEN
With fitted kitchen comprising lightwood wall and base units with work surfaces incorporating a 1½ bowl stainless steel sink unit with drainer. Integrated oven/grill plus four hob with extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Combination gas boiler in wall cupboard. Opaque PVCu double glazed window to the side. Tiled splashback. Laminate wood flooring.











BEDROOM 1
12'9" x 10'10"
PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

EN-SUITE
A superbly proportioned en suite comprising tiled shower cubicle, washbasin and WC. Radiator. Extractor fan. Tiled splashback.

BEDROOM 2
12'11" x 8'4" (3.94m x 2.54m)
PVCu double glazed window to the front. Radiator.

BATHROOM
7'2" x 6'4" (2.18m x 1.93m)
Fitted with a white suite with chrome fittings comprising bath, wash basin and WC. Tiled splashback. Extractor fan. Radiator.

OUTSIDE
Externally there is an allocated visitors parking area. Remote secure gates then lead to the residents allocated parking area. There are also communal lawned gardens.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "C"

SERVICE CHARGE
We understand the service charge is approximately £100 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.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 150 year term commencing 1st January 2007 and subject to a Ground Rent of approximately £130 per annum. This should be verified by your Solicitor.

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





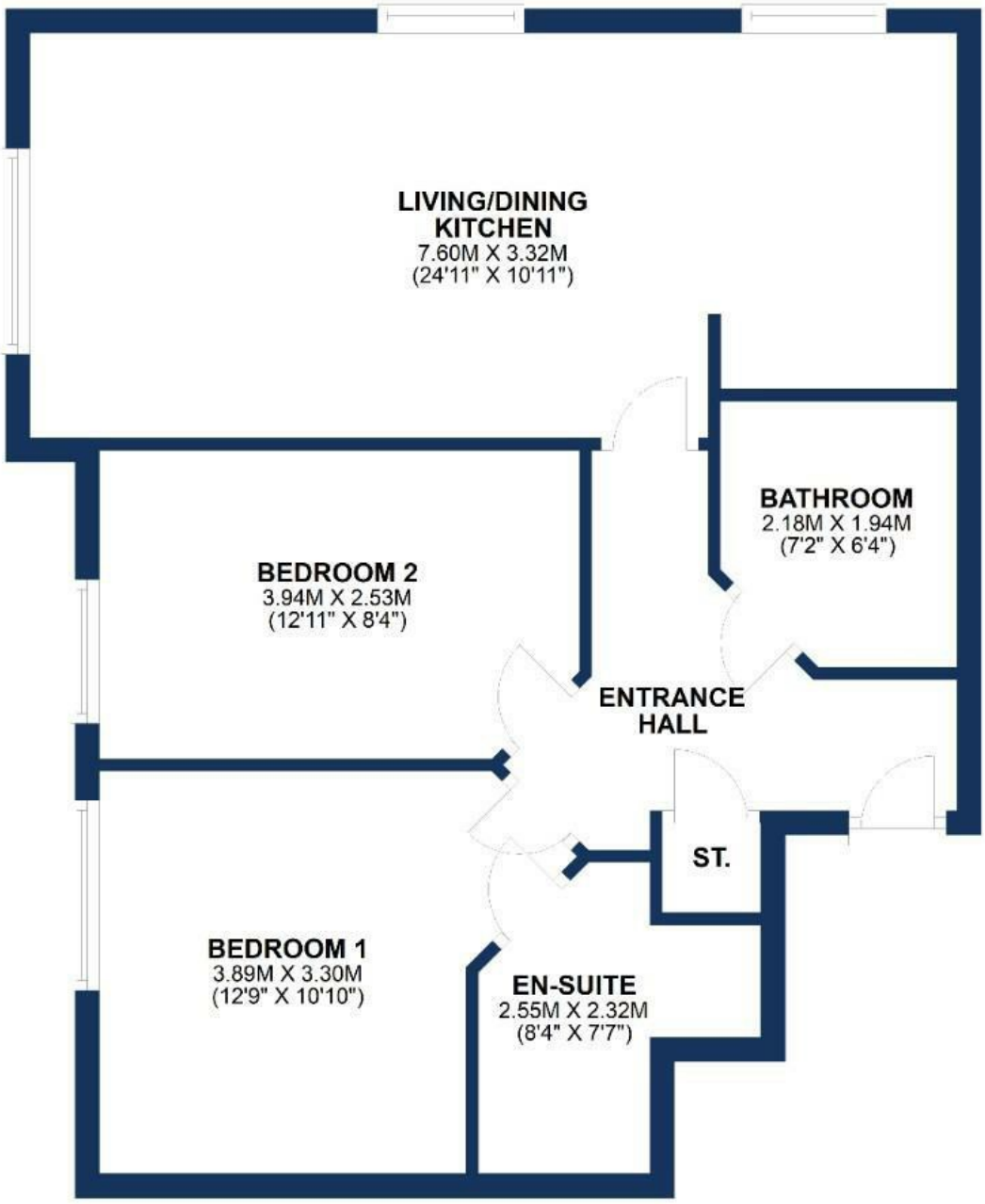




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SECOND FLOOR

APPROX. 61.9 SQ. METRES (665.9 SQ. FEET)



TOTAL AREA: APPROX. 61.9 SQ. METRES (665.9 SQ. FEET)

Floorplans For Illustrative Purposes Only

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