



Ashley Road, Altrincham, WA14
Offers in Excess of £175,000



Property Features

- Two Bedroom Apartment in a Retirement Complex
- Chain Free Sale
- Lift Access
- Resident and Visitor Parking
- Open-Plan Lounge/Diner
- Beautifully Maintained Communal Gardens
- Sought-after Location
- Adjacent to Springbank Park
- Walking Distance to Hale and Altrincham High Street



Full Description

A well-presented two-bedroom, second-floor retirement apartment set within the beautifully maintained grounds of the highly sought-after Springbank development. The property benefits from lift access and offers spacious accommodation comprising two bedrooms, a bathroom, a fitted kitchen, and a bright lounge/diner.



Residents enjoy access to a welcoming communal lounge, attractive landscaped gardens, and both resident and visitor parking. Ideally located close to Altrincham Town Centre, Hale Village and other local amenities, this apartment combines comfort, convenience, and a peaceful setting.



ENTRANCE HALL

9' 6" x 6' 11" (2.92m x 2.13m)

The welcoming entrance hall provides access to the lounge/diner, both bedrooms, the bathroom, and a useful storage cupboard. It features carpeted flooring, a pendant light fitting, intercom and an electric storage heater.



LOUNGE/DINER

18' 9" x 9' 10" (5.73m x 3.00m)

The spacious lounge/diner benefits from a hardwood-framed, double-glazed window to the side aspect, allowing for plenty of natural light. Additional features include carpeted flooring, an electric storage heater, and a fireplace with a decorative surround and hearth, providing power for an electric fire. The room is further enhanced by two wall-mounted uplighters and access to the kitchen via wooden double doors with glazed inserts.



KITCHEN

8' 7" x 6' 10" (2.63m x 2.10m)

The kitchen is accessed from the lounge/diner via wooden-framed double doors with glazed inserts, creating a light and open feel. It is fitted with a range of matching base and wall-mounted units, complemented by an integrated oven and electric hob, as well as a recessed stainless steel sink. There is also space for a washing machine. Additional features include a hardwood-framed double-glazed window, tiled walls, vinyl flooring, and a ceiling-mounted light fitting.



BEDROOM ONE

10' 11" x 14' 7" (3.34m x 4.47m)

Bedroom one benefits from two hardwood-framed, double-glazed windows to the side aspect fitted with Roman blinds and curtains, allowing for an abundance of natural light. The room features carpeted flooring, an electric storage heater, two wall-mounted light fittings, and an emergency pull cord for added peace of mind. It also offers an excellent range of fitted furniture, including two sets of wardrobes, one with mirrored fronts, along with built-in bedside tables and a dressing table.



BEDROOM TWO

11' 0" x 10' 10" (3.36m x 3.31m)

Bedroom two features a hardwood-framed, double-glazed window to the side aspect fitted with Roman blinds, offering pleasant views over the communal grounds and towards Springbank Park. The room is fitted with carpeted flooring and includes an electric storage heater, two wall-mounted light fittings, and an emergency red pull cord.



BATHROOM

6' 4" x 5' 2" (1.95m x 1.60m)

The bathroom is fitted with a pedestal wash hand basin and a low-level WC, along with a spacious shower cubicle featuring a glazed screen and electric thermostatic shower system. Additional features include an extractor fan, a range of accessible aids, and an emergency red pull cord. The room is finished with vinyl flooring, fully tiled walls, a ceiling-mounted light fitting, mirror fronted wall mounted storage cabinet and wall mounted heated towel rail.

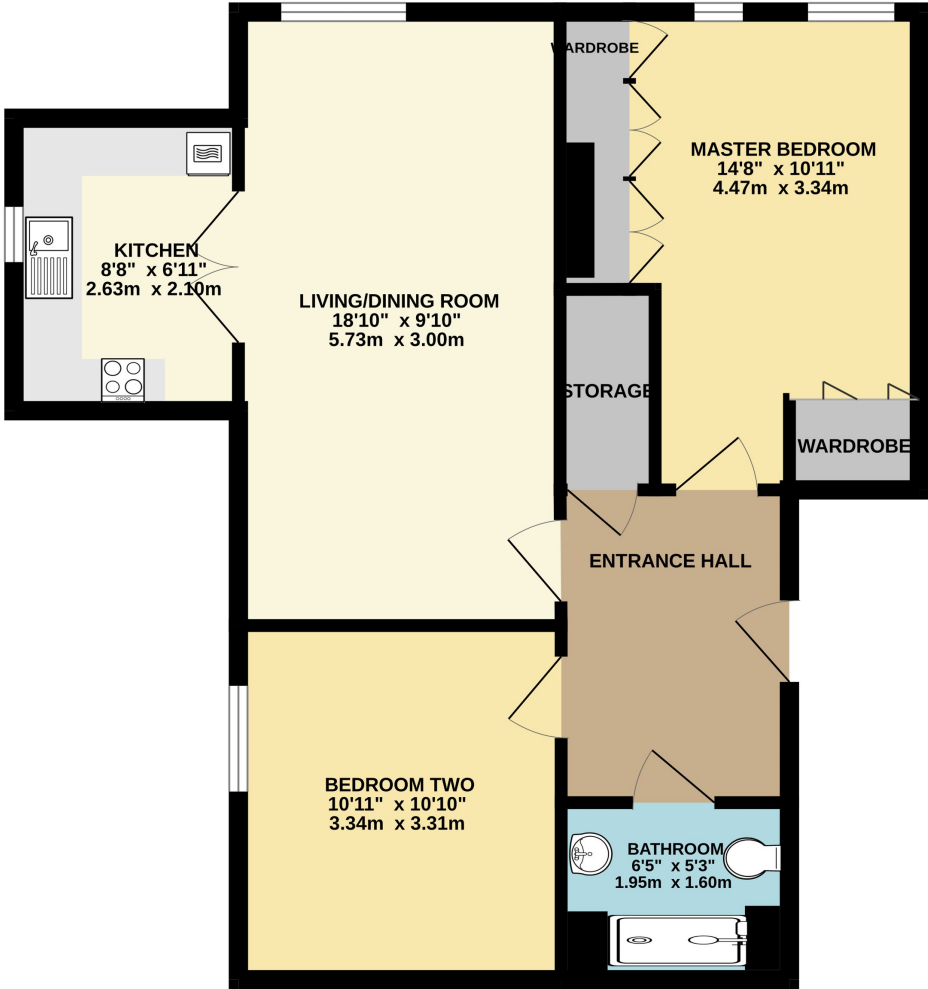


EXTERNAL

The Springbank development is set back from Ashley Road, approached via a private driveway that leads to the property. To the front, there is ample resident and visitor parking. The apartment sits within beautifully maintained communal grounds, featuring wrap-around gardens predominantly laid to lawn and bordered by mature trees, established hedges, shrubs, and vibrant seasonal planting. With Springbank Park beyond, the setting enjoys a high degree of privacy, is not directly overlooked, and benefits from attractive open views.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that the property was constructed in 1995.
- 2. Is this property sold freehold or leasehold?** The owners have advised that this flat is sold as a leasehold with 93 years remaining on the lease. The service charge is currently £5,103.56 per year, which includes all cleaning of communal areas, garden maintenance and the maintenance of all areas outside the apartment plus the on site and on call wardens and is run by First Port. The ground rent is £582.08 per annum. Your legal advisor will be able to confirm this information.
- 3. Has any work been carried out at this property?** Yes, the apartment has been tastefully updated by the current owner, including full redecoration throughout, along with new carpets and flooring.
- 4. What are the current owner's favourite aspects of this property?** The current owners highlight several standout features, including the superb location of the development, just a short walk from both Altrincham and Hale. They particularly appreciate the bright and spacious feel of the apartment, enhanced by attractive views over the communal gardens and towards Springbank Park. Additionally, they value the welcoming community atmosphere within the development, along with the excellent on-site amenities.
- 5. How much is the council tax at this property?** The property is in Trafford Council and is band E, which is currently £2,592.13 per annum.
- 6. Is there a connected transaction to this sale?** No, the apartment is sold chain-free