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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Apartment 3, Elmhurst, 23 Bentinck Road

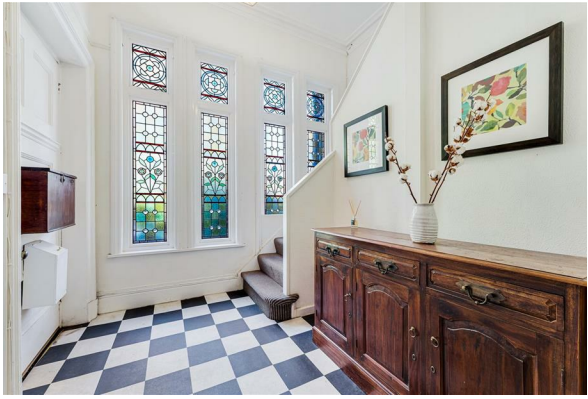
Altrincham, WA14 2BW



£465,000

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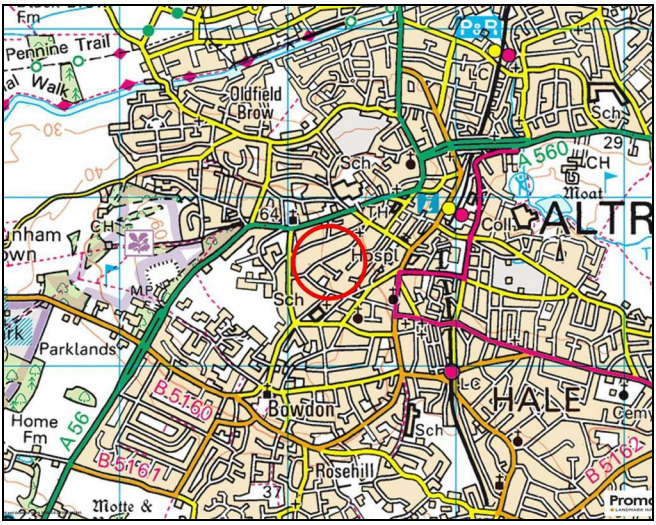
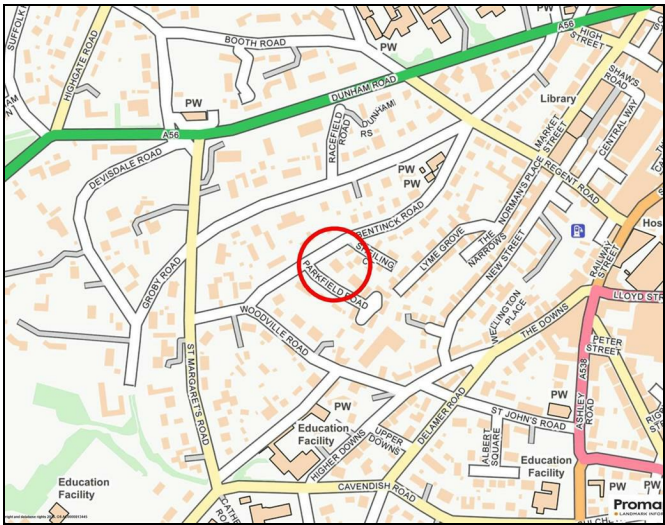
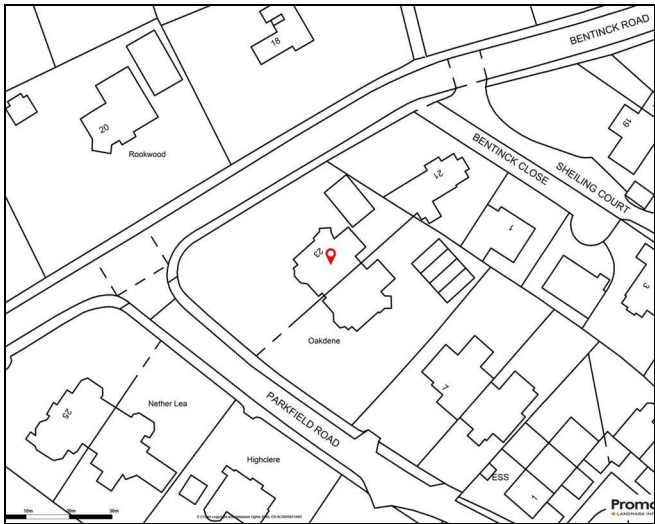
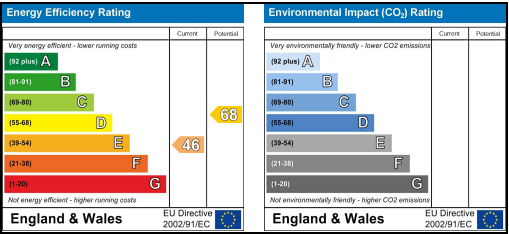
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A FANTASTIC DUPLEX APARTMENT WITH BALCONY SET WITHIN THIS BEAUTIFUL VICTORIAN CONVERSION IDEALLY LOCATED FOR THE TOWN CENTRE. 1548sqft (Excluding the Garage)

Dining Hall. Lounge. Breakfast Kitchen. Three Double Bedrooms. Dressing Room. Two Baths/Showers. Parking. Garage. Lovely Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superbly appointed and beautifully proportioned Duplex Apartment set within this impressive Victorian Conversion, ideally located within a few minutes' walk of Altrincham Town Centre, its facilities, The Metrolink and the popular Market Quarter.

The property is ideal for a professional single person or couple, or someone looking to downsize from a larger family home, with the accommodation extending to 1,548 square feet, excluding the garage, providing a Dining Hall in addition to the main Lounge and a Breakfast Kitchen. There are Three Double Bedrooms over Two Floors, served by Two well appointed Bath/Shower Rooms.

In particular, the Principal Double Bedroom has an En Suite Dressing Room and French doors onto a small Balcony overlooking the Gardens.

The apartment is connected via direct fibre optic cable, providing ultra-fast internet—ideal for home working.

Elmhurst is set within beautiful Communal Gardens, enclosed with substantial mature trees providing screening and most attractive outlooks from the Principal Rooms.

The rooms positioned to the rear of the property enjoy wonderful mature trees beyond and far reaching views towards Manchester City Centre and the Pennines beyond.

Comprising:

Communal Entrance with Entry Phone System to Communal Hall with staircase to the Second Floor. Private Entrance to Apartment 3.

Spacious Dining Hall having attractive sloping ceilings to a wide window enjoying a fabulous far reaching view to the rear. A staircase leads to the Upper Floor Accommodation.

Lounge. A delightful room with attractive ceiling heights opening to a wide multipaned window enjoying a most delightful aspect over the Communal Gardens with mature trees beyond to the front. Period style fireplace surround with inset cast iron fireplace and living flame fire.

Breakfast Kitchen, again with attractive ceiling heights opening to a pair of half paned sash windows enjoying a wonderful far reaching view to the rear. There is a decorative cast iron fireplace and ample space for a breakfast table and chairs.

The Kitchen is arranged around a central Island unit incorporating a sink unit and breakfast bar and is fitted with an extensive range of maple wood veneer fronted units with worktops over. Integrated stainless steel oven, four ring gas hob and extractor fan, further integrated fridge, freezer, dishwasher and washer.

Principal Bedroom One. A delightful room with attractively shaped, beamed ceiling and cast iron fireplace feature. French doors with side windows open onto a small Balcony enjoying a wonderful Garden aspect with the backdrop of mature trees beyond.

Door to the En Suite Dressing Room. A light and airy room with three half paned sash windows to two elevations. The room is currently utilised as a Home Office.

The Principal Bedroom is served by the Principal Bathroom positioned on the same floor and fitted with a reproduction Victorian style suite in white with chrome fittings, providing a freestanding roll-top bath with claw feet, wash hand basin, WC and enclosed corner shower with thermostatic shower and drench shower head. Extensive tiling to the walls and floor. Paned window to the rear. Under eaves storage.

A spindle balustrade staircase rises from the Hall to the Upper Floor Landing serving Two further Bedrooms with potential to use the whole of the top floor as a Principal Bedroom Suite of Bedroom, Dressing Room and Shower Room.

Guest Bedroom Two with attractive, sloping high ceilings with a double glazed Velux skylight window enjoying a

wonderful far reaching view.

This Bedroom is served by the En Suite Shower Room, well appointed with a white suite with chrome fittings, providing a corner shower cubicle with thermostatic shower, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor. Double glazed Velux skylight window.

Bedroom Three is another Double Room with attractive sloping ceilings. Double glazed Velux skylight window with a far reaching view.

Externally, the property offers the convenience of two allocated parking spaces: a reserved space within the communal parking area to the front, in addition to a private garage within a triple garage block.

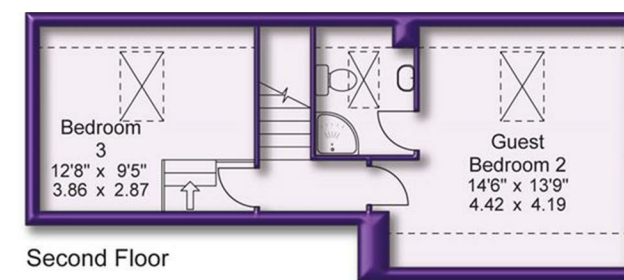
The Communal Gardens are a really beautiful feature, set to the South side of the building, laid to a large expanse of lawn enclosed within substantial mature bushes, trees and plants providing superb all year round screening and a most attractive outlook from the Principal Rooms.

In addition, there is a walled, East facing Garden which enjoys the morning sun, creating an ideal space for relaxing outdoors.

A fabulous Apartment in a first class location.

ENERGY RATING: E

LEASEHOLD - - 999 YEARS FROM 1 JAN 1979 - 1 JAN 2978



Approx Gross Floor Area = 1548 Sq. Feet
= 143.8 Sq. Metres

