



APARTMENT 4, MARLOES, PARK ROAD,
BOWDON, CHESHIRE, WA14 3JF



203.2 sq.m. (2187 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 203.2 sq.m. (2187 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown are not guaranteed and no guarantee is made as to the operability or efficiency of any fixtures, fittings or appliances shown.

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APARTMENT 4, MARLOES PARK ROAD BOWDON



Occupying a highly convenient location within five minutes drive of Hale village this first floor purpose built apartment offers fabulous accommodation extending to just under 2,200 sq.ft.

Because of the sloping site, the apartment opens out onto the rear garden which is an unusual and positive feature for a first floor apartment.

Briefly the accommodation which is approached via a communal entrance hall with lift and staircase to the first floor, comprises a large dining hall, adjacent to which is a generous breakfast kitchen, there are two large reception rooms, complemented by a master bedroom with en-suite, two further double bedrooms one with en-suite facilities and a third bedroom with a large walk in wardrobe.

One of the particular features of this apartment are two substantial terrace areas, giving a wide number of opportunities for alfresco dining.

There are substantial underground parking areas and generous surface parking and an electronically gated entrance.

Hale's fashionable village lies literally within five minutes drive, as does Altrincham with its vibrant market town centre and regular Metrolink services into Manchester. Access to the M56 motorway network at Junction 7 is literally within five minutes drive and the National Trust Land at Dunham is also close at hand. Hale village with its comprehensive range of boutique shops and restaurants is also close at hand.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, turning left onto Park Road. Continue for approximately three quarters of a mile where the property will be found on the right.

FIRST FLOOR

ENTRANCE HALL

DINING HALL 33'10" x 19'0" (10.30 x 5.80)

UTILITY ROOM

WC

SITTING ROOM 17'9" x 13'5" (5.40 x 4.10)

TERRACE

LIVING ROOM 20'0" x 17'9" (6.10 x 5.40)

KITCHEN/DINER 15'9" x 15'9" (4.80 x 4.80)

MASTER BEDROOM 19'8" x 18'1" (6 x 5.50)

TERRACE

WALK-IN WARDROBE

EN-SUITE

BEDROOM TWO 20'0" x 15'9" (6.10 x 4.80)

EN-SUITE

BEDROOM THREE/STUDY 16'5" x 10'6" (5 x 3.20)

WALK-IN WARDROBE



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Leasehold. Chief Rent - £100 Per Annum

Termination Date Of Lease - 999 Years From 29th September 1994

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'H'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		