



ASHWORTH HOLME
Sales · Lettings · Property Management



13 7 PINEACRE CLOSE, WA14 5YE
£200,000



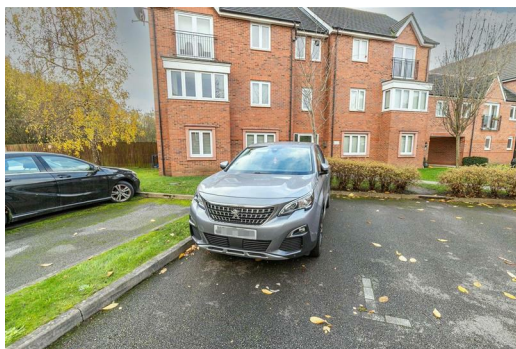
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DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH COMES COMPLETE WITH DESIGNATED PARKING AND FORMS PART OF THE EVER POPULAR STAMFORD BROOK DEVELOPMENT.

The stunning apartment is presented in an AS NEW condition throughout and benefits from a modern open plan living/dining kitchen, spacious master bedroom with in-built wardrobes, two useful storage cupboards, well maintained communal areas, intercom system, double glazing and gas central heating throughout.

Forming part of a superb and convenient location close to local amenities such as Waitrose Supermarket in addition to being within easy reach of the popular market town of Altrincham. The nearest Metrolink station is located on Park Road and is within a reasonable walking distance.

In brief the accommodation comprises: Entrance hallway with two useful storage cupboards, spacious open plan living/dining kitchen, master bedroom with in-built wardrobes, second double bedroom and a bathroom which has been fitted with a modern white suite. Externally there is a designated parking space directly in front of the building entrance. There are also visitors parking spaces available.

Ground Rent - £62.50 paid every 6 months. Service Charge £101.16 Per Month. Leasehold 106 Years Remaining.

KEY FEATURES

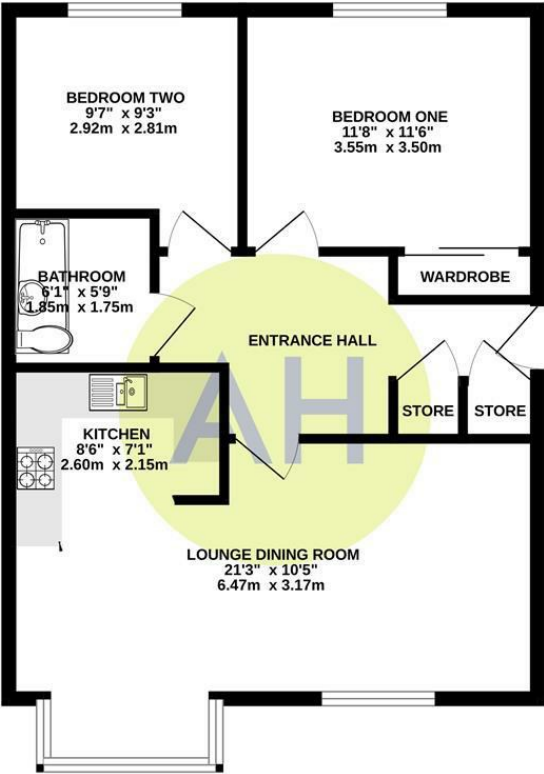
- Immaculate two double bedroom apartment
- Presented in AS NEW condition throughout
- Designated parking space
- Modern open plan living/dining kitchen
- Two useful storage cupboards
- Gas central heating
- Close to the Altrincham & Sale
- Energy efficient EPC rating of C



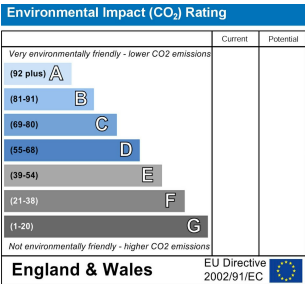
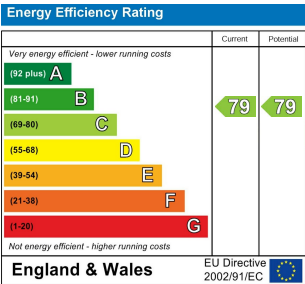




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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ASHWORTH HOLME

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