



CLIFFORD SAUNT
SELLING UNIQUE HOMES

**APARTMENT 2, GREENBANK HOUSE, 15 ALBERT SQUARE, BOWDON,
ALTRINCHAM, CHESHIRE WA14 2ND**

OFFERS OVER £600,000



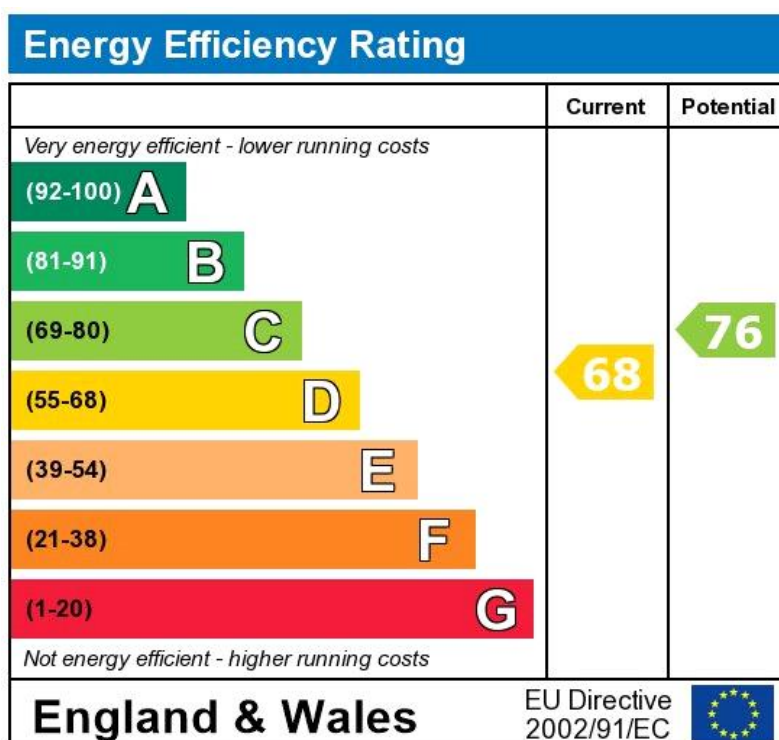
UNIQUE & STYLISH APARTMENT

PROPERTY REFERENCE CODE: RS0026

APARTMENT 2, GREENBANK HOUSE, 15 ALBERT SQUARE, BOWDON, ALTRINCHAM, CHESHIRE WA14 2ND

Greenbank House is a well-proportioned, elegant space, with a wonderful sense of ease and contentment. Occupying a prime position within its impressive building displaying period features and high-end finishes. Albert Square is the perfect backdrop, tranquil and quiet with a great sense of spirit.

- GARDEN VIEW POSITION
- OPEN CONCEPT LOUNGE DINING & BREAKFAST KITCHEN
- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- PRIVATE GARDEN ENTRANCE TO APARTMENT
- COMMUNAL WALLED GARDEN
- HIGH END APPLIANCES AND FINISHES
- PARKING
- PERIOD FEATURES



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

The sought-after area of Bowdon is an extremely favoured location within Cheshire. With its mixture of elegant properties set on pleasant leafy lanes, Bowdon feels full of life, style and community.

Just a short distance away from the shops and restaurants of Hale and Altrincham, Bowdon is an area that doesn't shout about its many positive attributes - and as one of the most desirable residential districts in the area it really doesn't need to.

The ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw. Transport links are excellent making the commute and further travel a doddle. It really does have it all.

When standing outside this home, the need to explore things further is a must. Albert Square is the perfect backdrop – tranquil and quiet with a great sense of spirit. This home has been filled with laughter and love, a real hub for family and friends. And now it could be yours to enjoy just as much, if not more.

Enter the property through the communal front door and entrance hall, complete with stunning staircase, to find this private apartment. Once that front door is open, first impressions are fantastic. The hallway leads to the open concept living, dining and kitchen space as well as two bedrooms and family bathroom. Spot

the lovingly restored period features nestling within their modern styling – the best of both design worlds.

The bright, spacious living space with its beautiful floor-to-ceiling bay window overlooking the walled garden is a real showstopper. The light, neutral decor and oodles of natural light give a real sense of bringing the outside in, which is made even more possible by the private patio area directly outside.

The well-designed zones within this extraordinary space enable multi-functional living at its best, giving cooking, dining, relaxing and entertainment spaces their own identity, whilst melding seamlessly into one cohesive living area. High ceilings, great bone structure and huge windows give the living room an undeniable wow-factor.

The dining area, in front of that south-facing bay window is filled with natural light – there is room for a large table and storage for all those bits and bobs necessary for daily life.

The classic Shaker-style kitchen is where the open concept of this apartment really comes into its own for modern family life. Views over the walled courtyard garden via the door to the patio bring in yet more natural light, giving a spacious, calming outlook and those open sightlines ensure that everyone can be kept an eye on – whether at family mealtimes or when entertaining. It features a full complement of quality appliances and a host of storage solutions, including the bespoke island, wrapped in elegant units and quartz worktops.

Turn to find the bespoke designed entertainment area, complete with feature backlit Naturewall™ media wall with integrated SKY, Broadband and TV. Only the biggest sofa will do, ready for movie nights or entertaining any time of the year.

Bedroom one to the front of the property is a substantial size with lots of built-in storage. The natural light and great views over the front of the property, brought in through the large windows, creates a feeling of space and calm. Beautiful decor alongside more restored period features partner perfectly with room for a big bed and matching furniture for a fully high-end finish.

Bedroom two, has plenty of space for a big bed and furniture to match, creating an effortlessly cosy space to bed down for the night. Currently used as a second bedroom, it could easily become a home office, music room or home gym, to name a few examples – it's practically perfect in every way.

The Italian-tiled family bathroom has everything you need for busy mornings and evenings whiled away in the tub. The Carrara marble flooring is underheated to keep toes cosy and luxurious touches add elegance whilst maximising space.

The west-facing private terrace, accessed through the kitchen is just the ticket for those who love apartment living alongside outdoor space. Enjoy this sun trap from morning coffee to evening tippie, in peaceful solitude or surrounded by fun and laughter.

Follow the path to the communal brick-walled gardens where you will find easy, breezy low maintenance lawns to lie back in and decompress from the day. Long, manicured beds and established trees create a private, secure haven away from the hustle and bustle of the outside world...

Council Tax Band: E

Tenure: Leasehold (954 years)

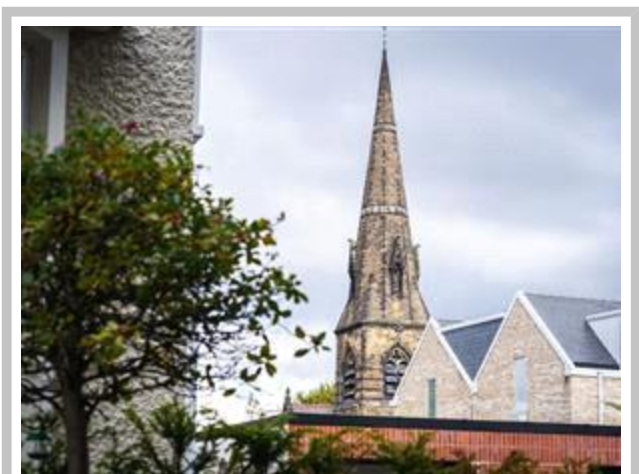
Service Charge: £2,300 per year

To be further explained however we have been informed by the vendor a total at present of £2300, for both Service Charge and Ground Rent per annum.

999 years remaining from 1978







TENURE: We have been advised by the Vendors the property is Leasehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.