

— The Springs —  
Park Road  
Bowdon





Are you looking for a unique, versatile and spacious three bedroomed duplex apartment with the Wow Factor? Then this is the home for you.

Drive down Langham Road, just off from the Ashley Road and round the corner from Hale Station, to find this stunning three-bedroomed penthouse apartment. This exceptional property sits back from the road within its private, secure communal gardens and building. With an underground garage and elevator, there is plenty of off-road parking - along with some really wonderful features to explore...

Tastefully renovated and finished to an extremely high standard, this property is a real find. It has to be seen to be believed. The current owners have been here for several years, raising their family and enjoying this exclusive location.

This compelling purpose-built development was designed by well-known local Architect, George Tsianter and built by John Dempsey. These two are synonymous with ground-breaking apartment developments in the late 1980's and early 1990's. The Springs is no exception, being one of the forerunners in luxury Apartment developments in Bowdon. Recent updates to the communal areas and added levels of security have brought the building bang up to date with no expense being spared.

The finer details:

- Three double bedrooms and three bathrooms
- Master suite with 'His & Hers' bathroom
- Tenure: leasehold
- Total area approximately 250.7 square metres (2,699 square feet)
- Premium communal spaces and security
- Underground parking with elevator
- South facing balcony and roof terrace





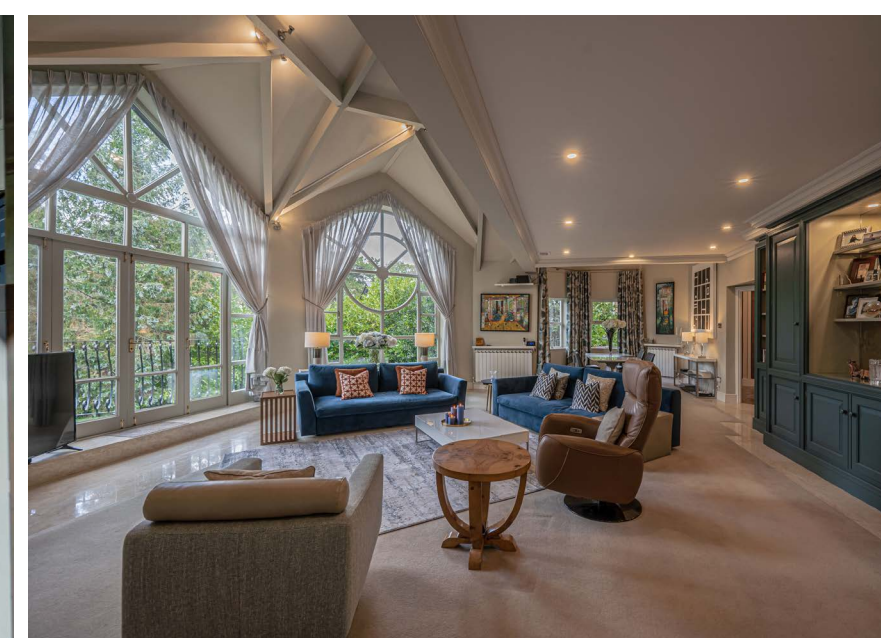
The sought-after area of Bowdon is an extremely favoured location within Cheshire. With its mixture of elegant properties set on pleasant leafy lanes, Bowdon feels full of life, style and community.

Just a mile or so 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 Cheshire 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.

First impressions of this home are lovely. Leading in from those private grounds, to the communal front door, there is tonnes of curb appeal – the urge to explore further cannot be denied. Pop up the stairs (or in the elevator) to find the second floor private entrance to Apartment 5.







Enter the property to set foot in the spacious hallway, where tonnes of natural light floods through the space via the living room and through the glass balustrade from above, reflected by neutral décor. The staircase to the first floor leads from here, giving a great sense of flow throughout this home and there is storage a-plenty. The hallway also leads to the living room, sun room, the newly renovated kitchen with utility, bedroom one with en suite and bedroom two. A downstairs WC and south-facing balcony with views for days completes the ground floor. The layout circulates smoothly downstairs, keeping that real feeling of space and understated luxury.

Walk into the gloriously spacious living room, with its huge windows (rising through both levels of the apartment) sharing wonderful views over the front of the property and beyond. This space leads into the sun room and kitchen whilst having plenty of room for the largest of sofas and entertainment systems, as well as a dining table, making this space comfortable, inviting and perfect for those evenings in and entertaining. Sight lines through to the kitchen and outside mean that everyone can be kept an eye on during family meals or dinner parties filled with laughter. Tastefully muted tones, oodles of natural light and the south-facing balcony just waiting for you and your morning coffee are just a sample of the joys that await you.

The garden/study room is a lovely space for getting away from it all. Stunning views through the large windows and views over the rear of the property make it the perfect spot for a working environment or simply as a place to relax. It could also easily become a play room, music room or maybe even a home gym should the desire take you.

The newly renovated kitchen is at the heart of this home and an absolutely stunning asset. Bold units and sleek worktops are accented by the elegant flooring and top of the range appliances. The mix of modern tones with nods to classic charm really compliment the original layout and natural light floods the space through the large dual aspect windows, giving a spacious, calming vibe. Tonnes of storage and a utility area make this an elegant, yet really practical place to be - just right for modern family life.

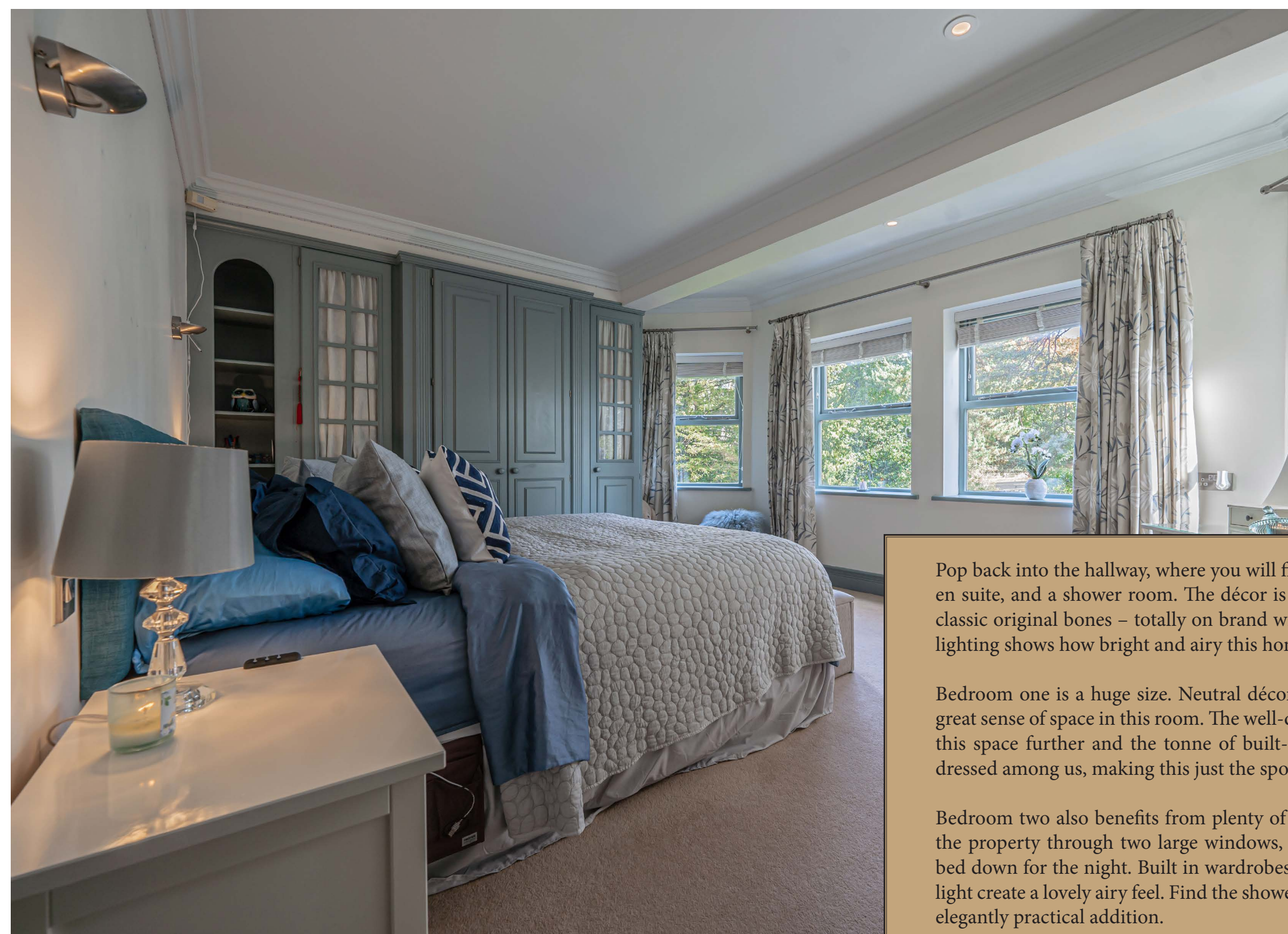








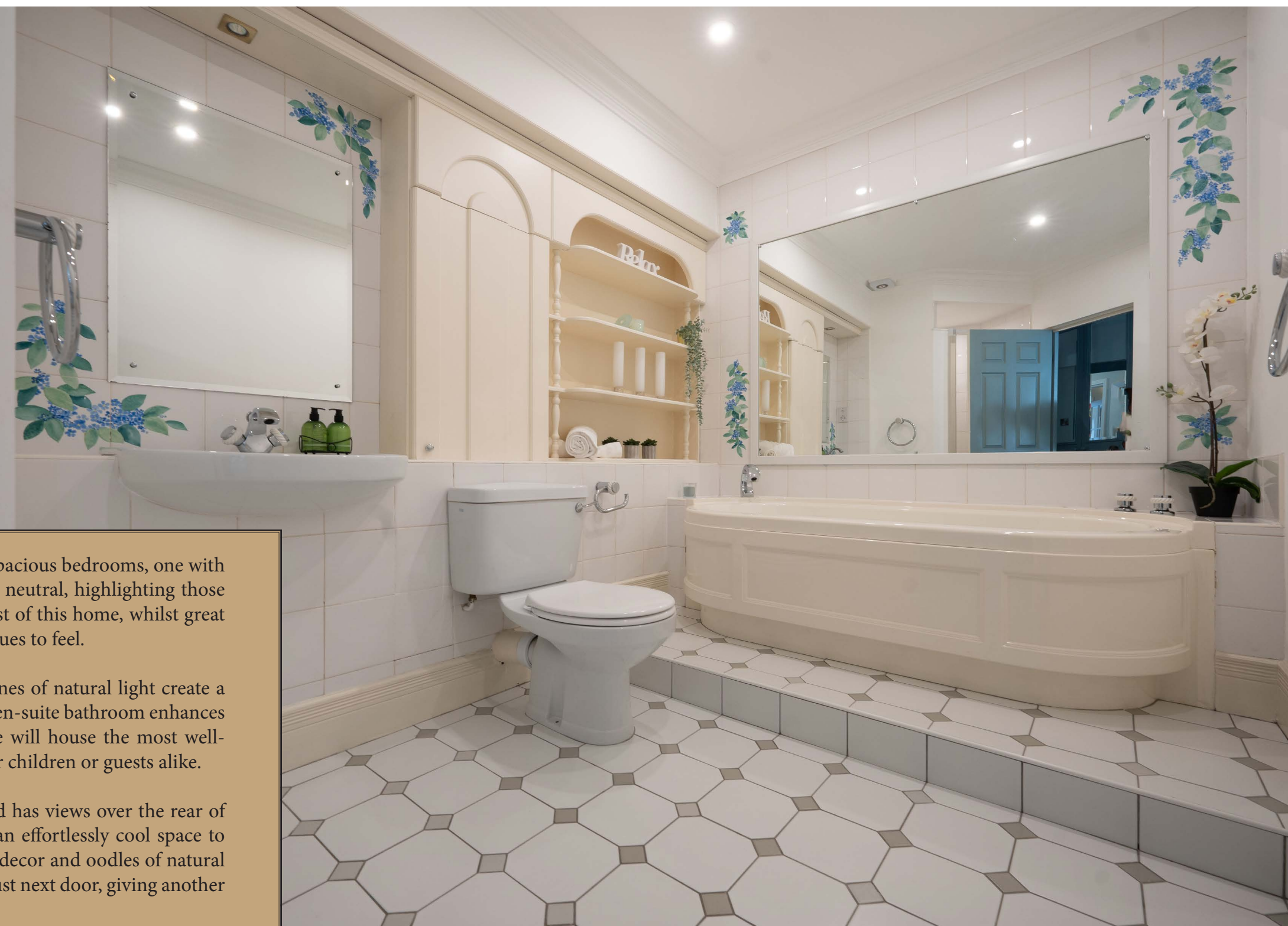




Pop back into the hallway, where you will find two spacious bedrooms, one with en suite, and a shower room. The décor is tastefully neutral, highlighting those classic original bones – totally on brand with the rest of this home, whilst great lighting shows how bright and airy this home continues to feel.

Bedroom one is a huge size. Neutral décor and tonnes of natural light create a great sense of space in this room. The well-designed en-suite bathroom enhances this space further and the tonne of built-in storage will house the most well-dressed among us, making this just the spot for older children or guests alike.

Bedroom two also benefits from plenty of space and has views over the rear of the property through two large windows, creating an effortlessly cool space to bed down for the night. Built in wardrobes, tasteful decor and oodles of natural light create a lovely airy feel. Find the shower room just next door, giving another elegantly practical addition.















Return once again to the hallway and pop up the staircase to the glass framed first floor landing. This duplex apartment encompasses the best of open concept whilst retaining a huge amount of privacy and separate spaces.

Those double-floor-height windows based in the living room fill the whole space with natural light throughout the day, giving the mezzanine living area in particular a golden glow. Vaulted ceilings and an overview of downstairs compliment the space fantastically. From here find the master suite and access to a stunning private roof terrace – the biggest in the building.

The master suite continues that bright, airy feel and has lovely views over the property to greet you through its large window. It has a wealth of in-built storage nestled in the dressing area and the incredible vaulted ceiling cements a feeling of grandeur.

The well-appointed, elegantly finished his & hers en suite bathroom is able to accommodate the busiest of morning routines. Imagine evenings soaking away in the tub, washing away the stresses and strains of daily life...











The private, south-facing roof terrace accessed through french doors in the mezzanine living space is delightful. Views over the communal gardens and beyond are always in the sunshine creating a premium spot for al-fresco dinners and entertaining. There is so much opportunity for a slice of the Good Life in this newly renovated area - why not come explore everything this one-of-a-kind property has for yourself?

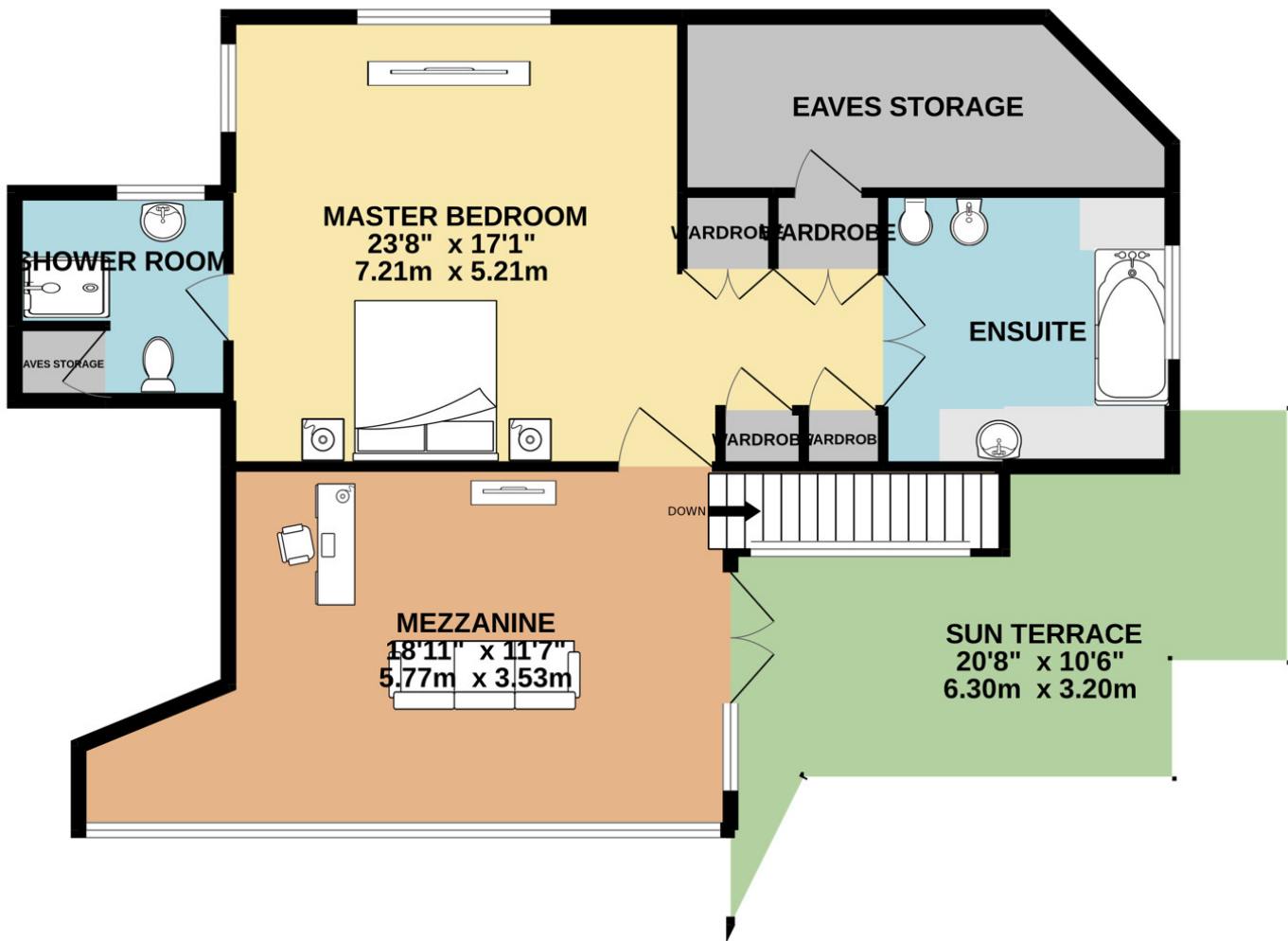




GROUND FLOOR  
1633 sq.ft. (151.7 sq.m.) approx.



1ST FLOOR  
965 sq.ft. (89.7 sq.m.) approx.





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