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INDEPENDENT ESTATE AGENTS
 PROPERTY SALES AND RENTALS



WATERSONS

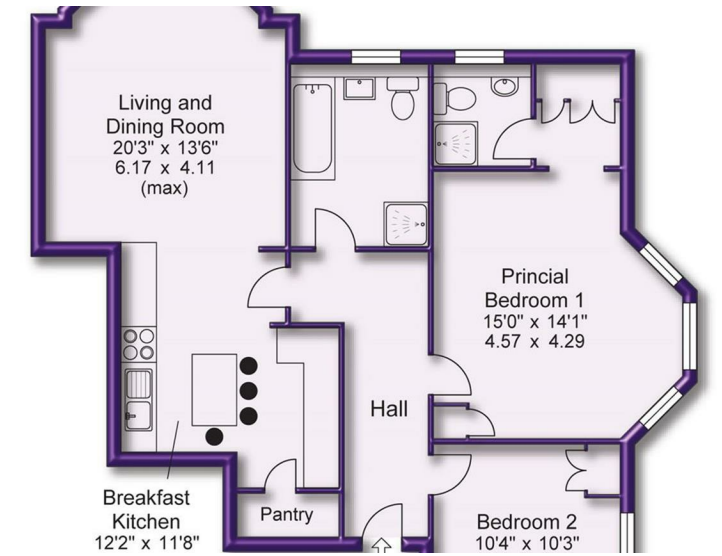
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Flat 5, 15 Morningside Highgate Road

Altrincham, WA14 4QZ



£399,950





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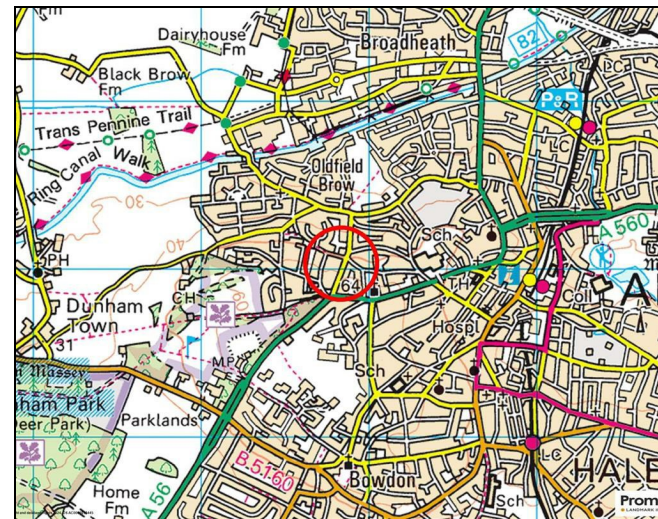
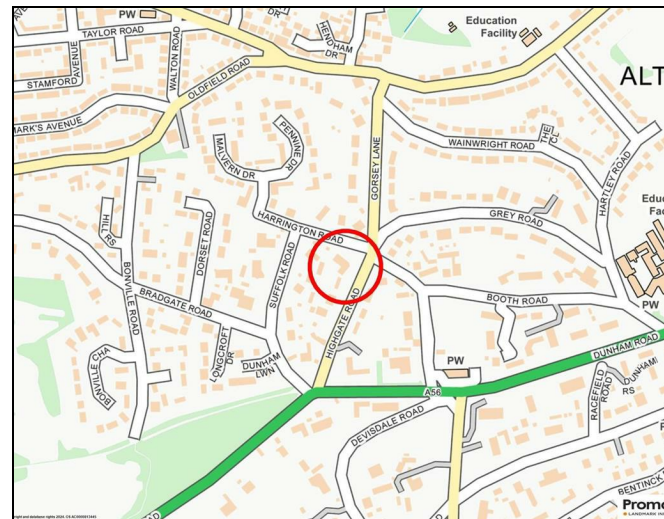
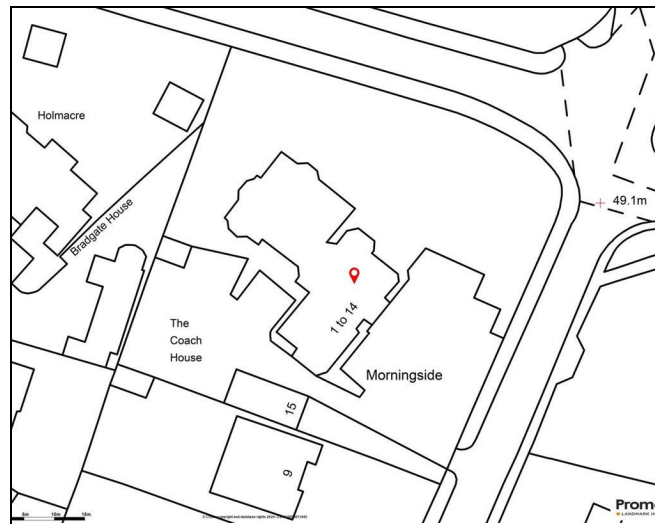


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY PROPORTIONED GROUND FLOOR APARTMENT WITHIN THE IMPRESSIVE MORNINGSIDE GATED DEVELOPMENT WITH RESIDENT/GUEST PARKING AND DELIGHTFUL COMMUNAL GARDENS. Approaching 900 SQFT.

Communal Entrance. Entrance Hall. Living and Dining Room. Breakfast Kitchen. Two Bath/Shower Rooms. Resident/Guest Parking. Communal Gardens. No Chain!



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 proportioned Ground Floor purpose built Apartment within the impressive Morningside converted Victorian Mansion House, set behind a remote control Gated Entrance.

The location is superb, on this desirable road and within reasonable walking distance of Altrincham Town Centre, its facilities including the popular Market Quarter and the Metrolink at Altrincham Interchange.

The well presented property extends to almost 900 square feet providing an Entrance Hall, Living and Dining Room and Breakfast Kitchen in addition to Two Double Bedrooms and Two Bath/Shower Rooms, one being an En Suite to the Principal Bedroom.

Externally, there is allocated Resident and Guest Parking and the Morningside development is set within delightful well maintained Communal Gardens extending to almost one acre.

In particular, the property can be accessed without using any staircases, making it ideal for a downsizer buyer.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Private Ground Floor Entrance to Apartment 5. Entrance Hall with doors providing access to the Living and Bedroom accommodation. Video entry phone system.

Living and Dining Room with a wide bay with three inset uPVC double glazed windows to the rear elevation enjoying an aspect over the communal gardens.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring electric hob with extractor fan over, fridge, freezer and washing machine. The units incorporate a breakfast bar providing informal dining.

Please see later agents note regarding the potential to knock through the kitchen into the living and dining room.

Principal Bedroom One with a wide bay with three inset uPVC double glazed windows enjoying delightful views over the communal gardens. Built in storage cupboard. Walk in Dressing Area with built in wardrobes providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed screen, wash hand basin and WC. Tiling to the walls. Opaque uPVC double glazed window to the side elevation.

Bedroom Two with uPVC double glazed window enjoying views over the Communal Gardens. Two built in double wardrobes providing ample hanging and storage space.

The Bedrooms are served by a spacious Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and glazed sliding door, wash hand basin and WC. Tiling to the walls. Double glazed uPVC opaque window to the rear elevation.

Externally, the Morningside development is set behind secure electric gates and there is One Reserved Parking Space serving Apartment 5, in addition to a total of 14 Visitor Parking Spaces.

The Communal Gardens are a delightful feature, mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy, with the plot extending to almost one acre.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

AGENTS NOTE:

We have supplied a second floorplan that provides an alternative room layout by removing the wall between the living and dining room and the breakfast kitchen. We have seen this alternative layout in Apartment 1 Morningside, which sold for £495,000 in 2023.

- Leasehold - 975 years from 1st January 2001
- Council Tax Band D

Approx Gross Floor Area = 890 Sq. Feet
= 82.7 Sq. Metres

