



APARTMENT 1, CHOMLEA MANSIONS
DEVISDALE ROAD, BOWDON

JACKSON-STOPS 

**APARTMENT 1, CHOMLEA MANSIONS
DEVISDALE ROAD, BOWDON**

A STUNNING SELF-CONTAINED THREE
BEDROOM GROUND FLOOR APARTMENT SET
WITHIN A VICTORIAN MANSION HOUSE IN
LARGE COMMUNAL GARDENS, JUST UNDER $\frac{3}{4}$
OF A MILE FROM ALTRINCHAM CENTRE



DISTANCES

ALTRINCHAM $\frac{3}{4}$ OF A MILE

HALE 1 $\frac{1}{2}$ MILES

M56 (J7) 1 $\frac{1}{2}$ MILES

MANCHESTER AIRPORT 5 MILES

MANCHESTER 8 $\frac{1}{2}$ MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION

- Entrance hall and inner hall with storage/cloaks cupboards
- Kitchen/breakfast room
- Utility room with boiler/storage room off
- Sitting room with dining area
- Three bedrooms (master with dressing room and en suite bathroom)
- Family bathroom
- Communal gardens
- Private terrace
- Single allocated parking space
- Single garage

LOCATION

Bowdon is a highly desirable, leafy suburb of South Manchester, and enjoys an enviable reputation. The property stands just 1 $\frac{1}{2}$ miles from Hale village centre, which enjoys a number of boutique shops, fashionable restaurants and bars. The large centre of Altrincham is just $\frac{3}{4}$ of a mile away, which provides access to Manchester city centre via either the mainline railway station or Metrolink. There are numerous excellent both private and state schools within close proximity, and access across the region can be found at the North West motorway network at junction 7 of the M56 motorway. Manchester International Airport is just 5 miles away.

DESCRIPTION

The apartment resides in a magnificent Victorian mansion house that has been split into several high quality apartments. No 1 lies on the ground floor and has a very light and spacious feel due to the wonderful ceiling height and suite of generously proportioned rooms.

Your own front door leads into a marble tiled entrance hall, which becomes the inner hall, also with matching tiled flooring. A door leads to the well-appointed utility room, with door onto a storage/boiler room. To the front of the apartment lies the massive sitting room, which is open-plan to the dining area. This room is over 8m in length and has a contemporary electric fire with painted surround, coved ceiling and a bespoke marble-topped display unit with wall mount for a flat screen TV above. The room is lit by three large windows to the front. The kitchen/breakfast room is beautifully fitted with a range of white wall and floor units with black granite worktops, integral breakfast bar and white flooring. A full complement of integral appliances include a Neff four ring hob with extractor hood over, Neff fan oven, AEG fridge and freezer and Neff dishwasher. There is ample room for a breakfast table, and a door to the raised private terrace to the front gardens.

The master suite is of particular note, being of a good size, with a fully fitted dressing room and wonderful, contemporary en suite bathroom with separate shower and twin sinks. The remaining two bedrooms (one currently fitted as a study) is served by an equally impressive family bathroom.

OUTSIDE

There is a private terrace to the front of the apartment, which is on two levels - the top level can be accessed off a door from the kitchen/breakfast room, the lower terrace (with clematis adorned wooden arbour) is located outside the front door. Mature and well-maintained communal gardens wrap entirely around the large mansion house for full enjoyment. There is an allocated parking space and a single garage for the sole use of the apartment.



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TOTAL APPROX. FLOOR AREA 2067 SQ FT / 191.99 SQ M

PROPERTY INFORMATION

Tenure: Leasehold. 999 years from 24th June 1985.
To be verified before purchase.

Ground Rent: £50 per annum.

Service Charge: £2,124 per annum for maintenance of common parts and gardens, and building insurance.

EPC Rating: C

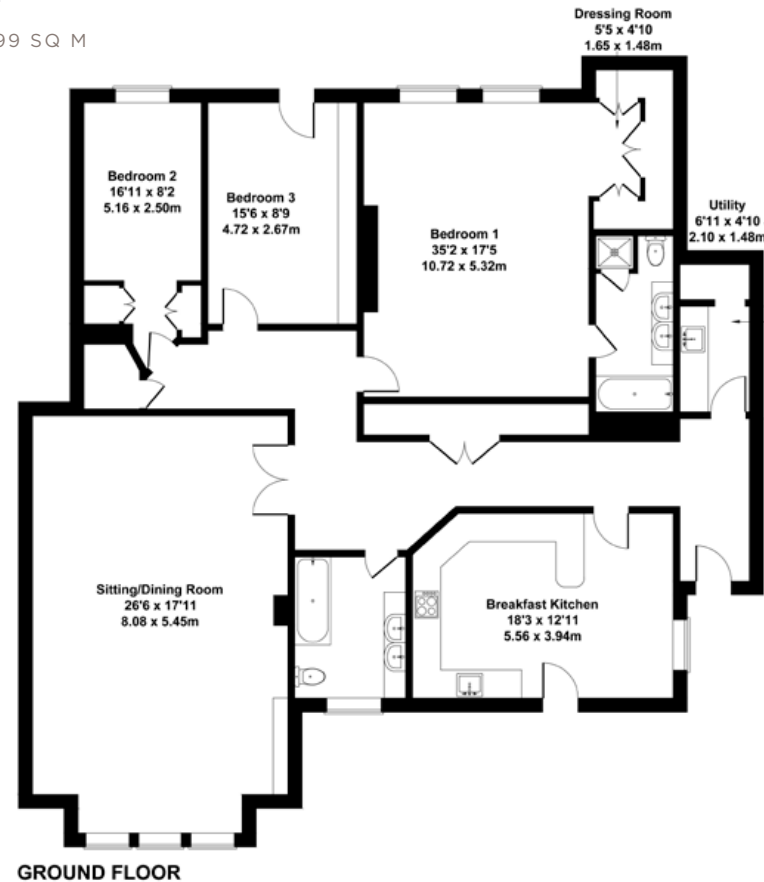
Services: All mains services are connected. Mains gas central heating.

Local Authority: Trafford Council. Telephone: 0161 912 2000.

Council Tax: Band F. £2,484.56 payable for 2020/21.

DIRECTIONS

Postcode: WA14 2AT



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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