



13 Park Bridge Close

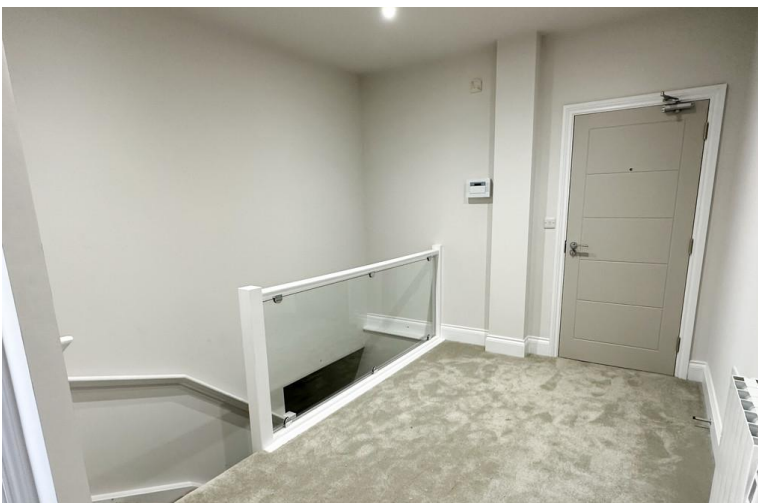
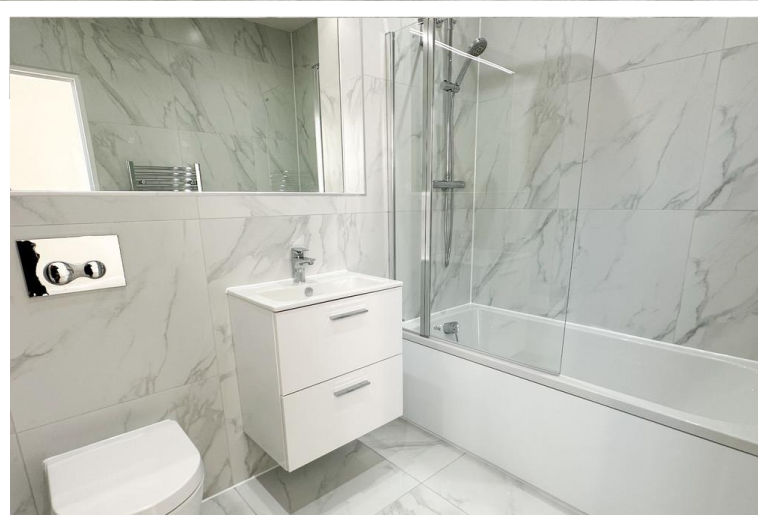
Heaton Norris , Stockport , SK4 1BH

- TWO BEDROOMS
- DUPLEX
- LEADED AND STAINED GLASS
- OPEN PLAN LIVING SPACE

Guide Price £275,000

EPC Rating 'TBC'





Property Description

THE ASH

A SYNERGY OF PERIOD ARCHITECTURE AND THE BEST OF CONTEMPORARY DESIGN AND CONSTRUCTION

The end of the Victorian period represented a celebration of the wonderful industrial achievement and an era of renowned architecture that at the denouncement of the monarch would continue to be admired throughout the decades. The Ash Hotel, completed in 1901, is a perfect example; a handsome building built with stock brick, stone mullion windows and expertly tooled masonry work, including a decorative panel christening the building. Within, there is a breath taking stained glass window illuminating the staircase and an exquisite terrazzo floor.

The Ash began life as a hotel and hostelry transitioned to popular tea rooms in recent years before being acquired by J&C Brennan, bespoke craftsman builders renowned for the quality of their work and superlative finishes. The complete project designed by Cartwright & Gross noted local architects, is nine luxury apartments, each one unique with a



combination of penthouse, duplexes, garden unit and some of the largest high end apartments you will find in South Manchester. All of them are a minimum of two double bedrooms. The clean all electric heating systems and fully fitted kitchens with high end appliances sit beautifully within the longed for living areas set within landscaped gated grounds.

The location offers ease of access to the motorways, international airport, local railway station as well as town and city centre with regular bus routes on the doorstep. Heaton Chapel, fast becoming a popular shopping and dining centre is within walking distance and the immensely popular village of Heaton Moor with its boutique café bars and shops is also enticingly close.

Altogether, this completes an offering altogether different from conventional apartment lifestyles and represent a true signature addition to the local landscape.



GROUND FLOOR

HALL

14' 6" x 7' 1" (4.42m x 2.16m)

UTILITY / CLOAK ROOM

16' 1" x 5' 3" (4.9m x 1.6m)

LIVING KITCHEN

21' 7" x 13' 1" (6.58m x 3.99m)

BEDROOM

12' 4" x 11' 8" (3.76m x 3.56m)

ENSUITE

7' 9" x 5' 5" (2.36m x 1.65m)

BASEMENT

BEDROOM

16' 9" x 13' 3" (5.11m x 4.04m) Measurement excludes the recess

ENSUITE

6' 10" x 6' 5" (2.08m x 1.96m) Measurement excludes doorwell.

MEDIA ROOM

15' 7" x 8' 2" (4.75m x 2.49m)

HALLWAY

12' 8" x 4' 5" (3.86m x 1.35m)

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Whilst every effort has been made to ensure the accuracy of the foregoing contained herein, measurements of levels, distances, areas and all other items are approximate and are not intended to be used for any purpose of measurement. The plans for the above property only are shown as being for general guidance purposes. The property, fixtures and fittings shown here are not intended to be taken as a guarantee of any kind. Please contact the agent for more information.

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