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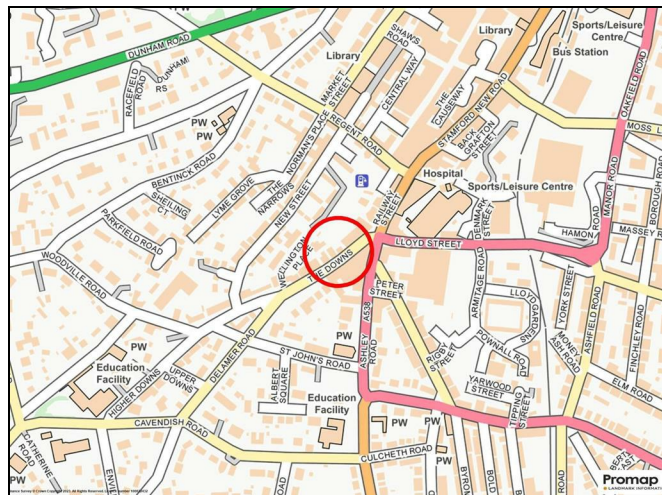


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road to the traffic lights. Turn right into the continuation of Ashley Road, proceed straight over at the mini roundabout and take the first left into St Johns Road. At the crossroads between St Johns Road and Delamere Road, proceed straight over into the continuation of St Johns Road. At the end of the road, turn right onto The Downs and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		81	81				

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

22B The Downs Altrincham, WA14 2PU



****OPEN WEEKEND** - Fri 28th & Sat 29th March - 10am - 4pm**
 Buyer incentives towards legal fees and SDLT over the weekend
 Launch of the new 4 bedroom townhouses
 3 x show homes to view for the first time

A BEAUTIFULLY APPOINTED MODERN GROUND FLOOR APARTMENT WITH WEST FACING PATIO SET WITHIN THE HEART OF ALTRINCHAM TOWN CENTRE. 748sqft.

Communal Entrance. Entrance Hall. Open Plan Live In Dining Kitchen. Two Double Bedrooms. Two Bath/Showers. West facing Garden Area, Private Patio and Decking Area. Two Car Parking spaces. No Chain.

£375,000

in detail



A beautifully appointed modern Ground Floor Apartment set within the heart of Altrincham Town Centre with all its amenities, the Metrolink, the popular Market Quarter and excellent transport links.

The well proportioned property extends to some 748 square feet providing a Hall, Open Plan Live In Dining Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms.

Externally, there is allocated parking for two cars close to the entrance of the property, accessed via gated entrance to the rear of the development off New Street. In addition there is a garden area, private patio and decking area allocated to the property, a rare feature in any apartment.

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

Comprising:

Communal Entrance. Communal Hall. Ground Floor Private Entrance to Apartment 22B.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Cloaks cupboard. Video entry phone. LED lighting.

Open Plan Living Room and Dining Kitchen is a superb space with four windows to the side and rear elevations, overlooking the Garden area.

The Kitchen Area is fitted with an extensive range of base and eye level units with inset lighting incorporating a breakfast bar and island unit, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated Neff appliances include an oven, microwave combination oven, fridge, freezer and Indesit integrated washing machine and dishwasher. Wall mounted gas central heating boiler housed within a unit.

Bedroom One with a window to the side elevation. This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Opaque window to the side elevation. Extractor fan.

Bedroom Two with window to the side elevation.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath, enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage below and WC. Opaque window to the side elevation. Extensive tiling to the walls and floor. Extractor fan.

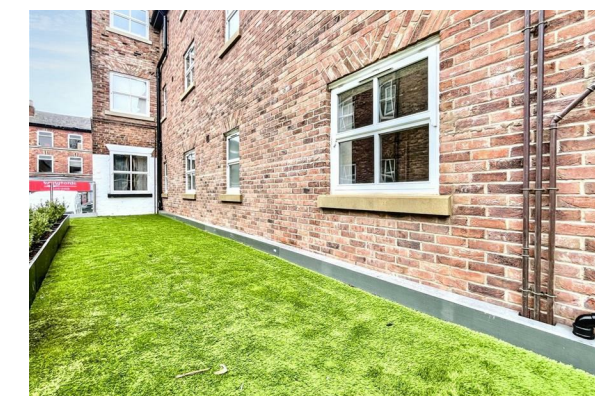


The property is approached via a secure pedestrian gate from The Downs in addition to the vehicle access via New Street to the Two Car Parking spaces.

The property benefits from the exclusive use of garden, private patio and decking area adjacent to the property, enclosed within a glass balustrade and enjoying a West facing aspect.



- Leasehold
- Council Tax Band B



Approx Gross Floor Area = 748 Sq. Feet
= 69.34 Sq. Metres

