



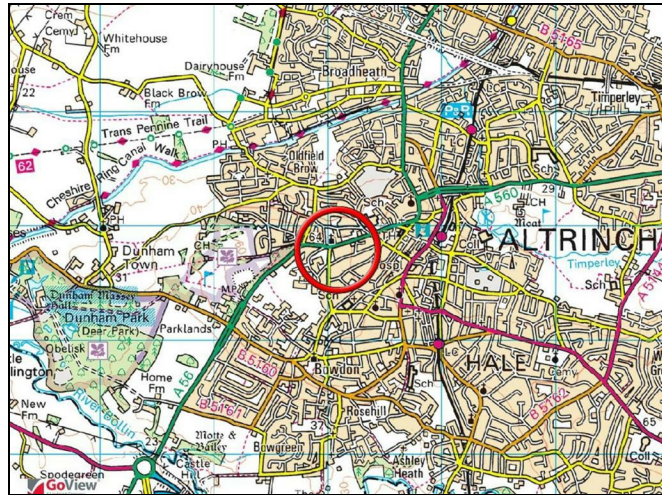
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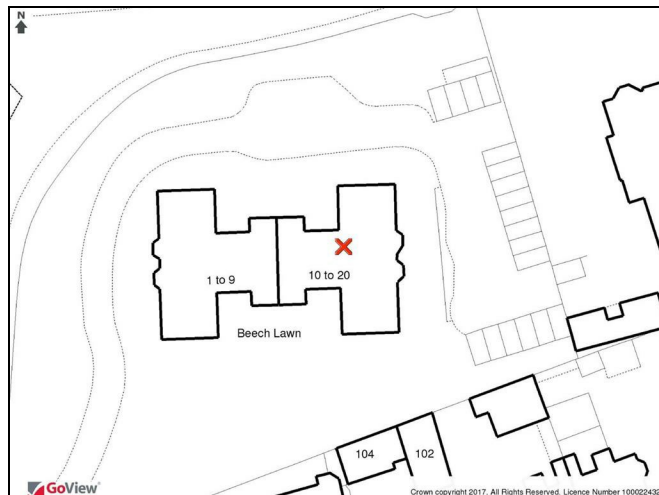
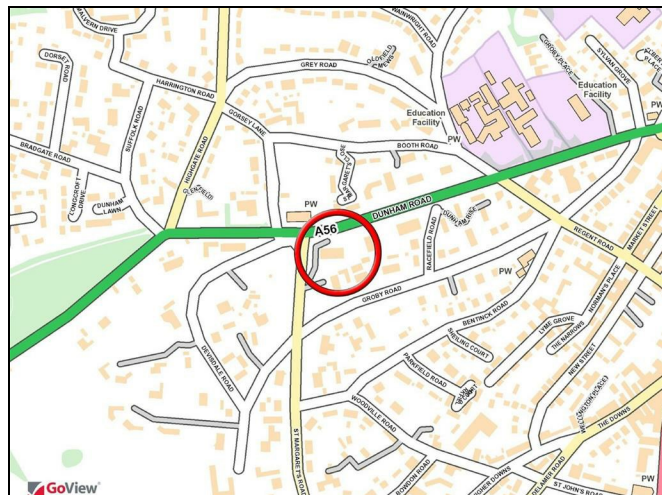


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across on to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, turn right into The Firs. Proceed along The Firs and take a second left turning on to St Margarets Road. Proceed to the end of St Margarets Road and the Beech Lawn Development is positioned on the right 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	

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.



INDEPENDENT ESTATE AGENTS

Flat 14 Beech Lawn

St. Margarets Road, Altrincham, Cheshire, WA14 2BG



A SPACIOUS AND WELL PRESENTED FIRST FLOOR APARTMENT WITH LIFT ACCESS, SET WITHIN BEAUTIFULLY MAINTAINED COMMUNAL GARDENS, JUST A SHORT WALK FROM ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1152SQFT

Hall. Living and Dining Room. Breakfast Kitchen. Two Double Bedrooms. Bathroom. Parking. Single Garage. Communal Gardens. No Chain.

£400,000

in detail



A superbly proportioned, immaculately presented First Floor Apartment with Lift in this most impressive Development, positioned within reasonable walking distance of Altrincham Town Centre, its facilities and the Metrolink, with South Manchester Synagogue on The Firs, St. Margaret's Church on the doorstep and Bowdon Church within easy walking distance.



The accommodation extends to approximately 1152 sq ft with flexibility to be configured as either a Three Bedroom Apartment with One large Reception Room or a Two Bedroom Apartment with Two Reception Rooms.

Beech Lawn stands in impressive Communal Gardens which are beautifully manicured with mature tree screening to all sides. There is Resident Parking and Apartment 14 is served by a Single Garage.

This property is offered For Sale with No Chain and is an ideal Apartment for a single person, professional couple of downsizer.

Comprising:

Communal Entrance with entry phone system to the Communal Hall, with staircase and Lift to the First Floor Landing. Private Entrance to Apartment 14.

Spacious Hall with built in cloaks, storage and airing cupboards and with panelled doors leading to the accommodation.

Living and Dining Room is a superbly proportioned Double Reception Room with two paned French doors opening on to a Juliette Balcony overlooking the gardens and with two further reproduction sash windows to the side elevation. There is an impressive marble fireplace surround to an electric living flame effect fire. Coved ceiling.

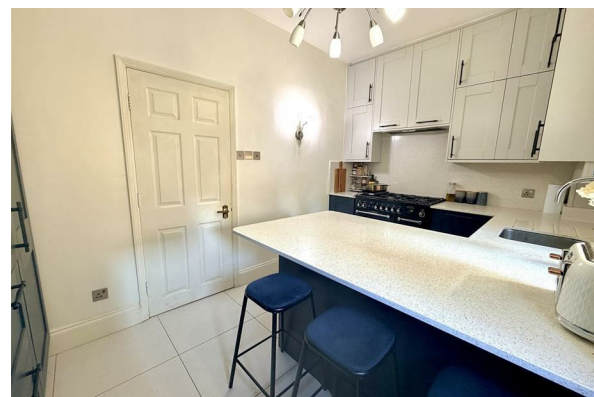
Breakfast Kitchen with fitted with a stylish range of base and eye level units with worktops over with an inset sink and space for a Range cooker Two sash design windows. Tiled walls and floor.

Principal Bedroom One with extensive built in wardrobes, storage cupboards, dressing table, drawers and bedside tables. Two sash design windows overlook the Communal Gardens. Coved ceiling.

Bedroom Two is another excellent Bedroom with a sash window and built in wardrobes, shelves and dressing table.

Bedroom Three with three reproduction sash windows to two elevations overlooking the Communal Gardens.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite comprising of a 'Jacuzzi' bath with shower over, wash hand basin, WC and a mirror back display recess. In addition to this full Bathroom there is a separate Wash Room with WC and sink



Externally, there is generous Residents Parking facilities in addition to a Single Garage serving Apartment 14. Beech Lawn stands in impressive Communal Gardens which are beautifully manicured with mature tree screening to all sides

A superbly sized Apartment within walking distance of Altrincham Town Centre, its facilities and the Metrolink and offered for sale with No Chain.

- Leasehold - Term : 125 years from 1 January 1985
- Council Tax Band E



Approx Gross Floor Area = 1152 Sq. Feet
= 106.79 Sq. Metres

