



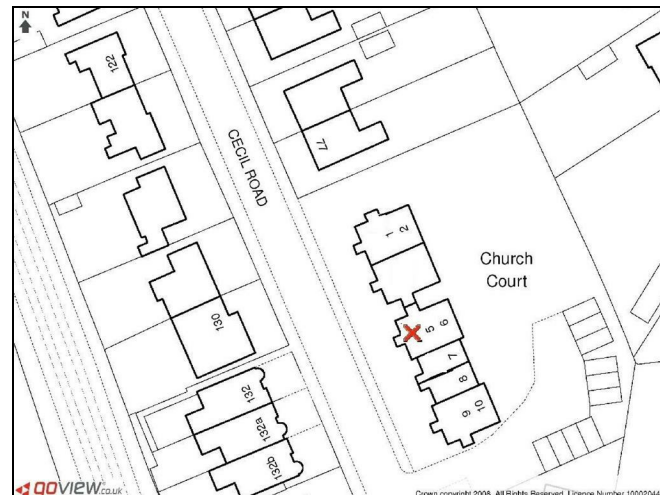
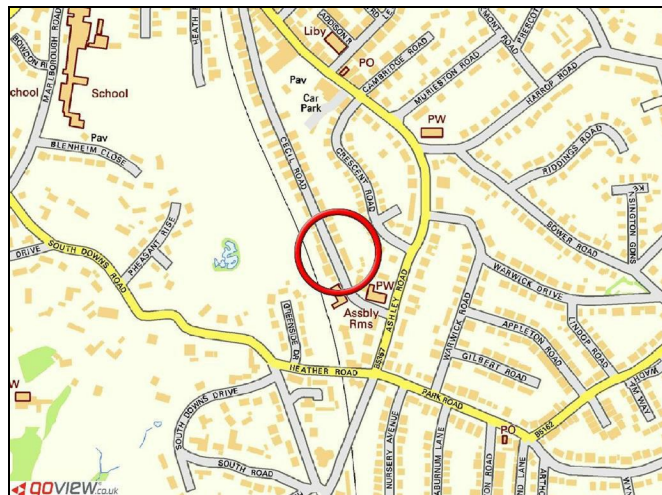
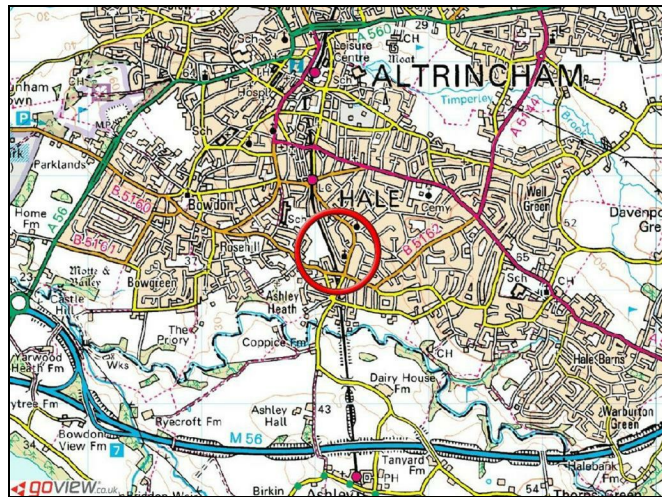
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INDEPENDENT ESTATE AGENTS

## location



## 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 |
|---------------------------------------------|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A |                         |           |
|                                             | (81-91) B   |                         |           |
|                                             | (69-80) C   |                         |           |
|                                             | (55-68) D   |                         |           |
|                                             | (39-54) E   |                         |           |
|                                             | (21-38) F   |                         |           |
|                                             | (1-20) G    |                         |           |
| Not energy efficient - higher running costs |             |                         |           |
| England & Wales                             |             | 72                      | 76        |
|                                             |             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |             | Current                 | Potential |
|-----------------------------------------------------------------|-------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |                         |           |
|                                                                 | (81-91) B   |                         |           |
|                                                                 | (69-80) C   |                         |           |
|                                                                 | (55-68) D   |                         |           |
|                                                                 | (39-54) E   |                         |           |
|                                                                 | (21-38) F   |                         |           |
|                                                                 | (1-20) G    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |                         |           |
| 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 the 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

## 5 Church Court Cecil Road Hale, Altrincham, Cheshire, WA15 9NT



**A BEAUTIFULLY REFURBISHED AND WELL PROPORTIONED FIRST FLOOR APARTMENT WITH ITS OWN FRONT DOOR AND SUPERBLY LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 689sqft.**

**Entrance Vestibule. Hall. Living and Dining Room. Open Plan Kitchen. Two Double Bedrooms. Bathroom. Parking. Garage. Lovely Communal Gardens.**

**£350,000**

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# in detail



A beautifully refurbished and well proportioned First Floor Apartment within this Two Storey purpose built Development ideally located, literally within a few minutes' walk of the shops and facilities within Hale Village.

A particular feature is that the property benefits from its own private Front Door as opposed to a Communal Entrance.



The superbly appointed property extends to 689 sq ft providing an Entrance Vestibule, Hall, Living and Dining Room with Open Plan Kitchen and Two Double Bedrooms, both with built in wardrobes served by a stylish Bathroom.

Church Court stands in delightful Communal Gardens principally to the rear which provides lovely views from the Bedrooms. There is Resident Parking and a Large Single Garage.

Comprising:

A Ground Floor Private Entrance to Apartment 5 leading to an Entrance Hall with staircase rising to the First Floor Landing with intercom system. Doors give access to the living and bedroom accommodation.



Living and Dining Room with a wide double glazed uPVC frame bow window to the front elevation.

Open Plan Kitchen fitted with a contemporary range of units with quartz worktops over. Integrated appliances include an oven, four ring induction hob and extractor fan over, fridge, freezer and washing machine. Double glazed uPVC frame window to the front elevation.

Bedroom One is an excellent size Bedroom with double glazed uPVC frame window to the rear overlooking the gardens and with built in wardrobes.

Bedroom Two is another good Double Room elevation with built in wardrobes and a double glazed uPVC frame window also enjoying views over the Gardens.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, comprising of a bath with shower over, wash hand basin and WC. Tiling to the walls. Cupboard providing storage and housing the wall mounted gas central heating boiler. Double glazed uPVC window to the side.

Externally, there is Reserved Resident Parking and the Apartment benefits from a Single Garage in a block to the rear of the Development.

The Communal Gardens are a delightful feature mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees.



This is a perfectly located apartment, ideal for a downsizer, professional single or couple.

- Leasehold - Date - Term : 999 years from 14 May 1982  
- Council Tax Band D



Approx Gross Floor Area = 689 Sq. Feet  
(inc. Ground Floor) = 64.0 Sq. Metres

