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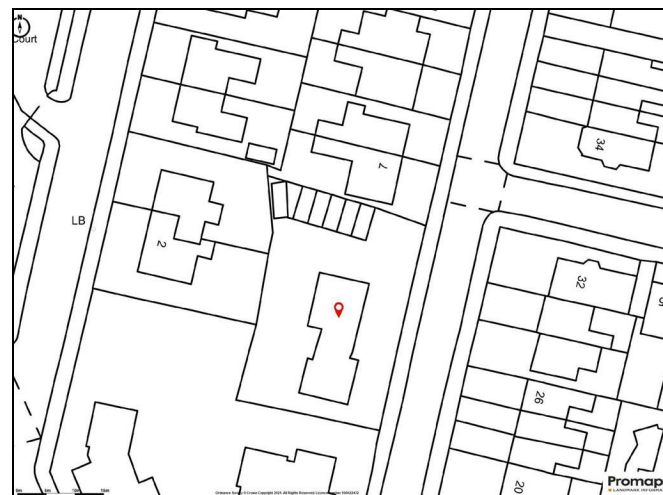
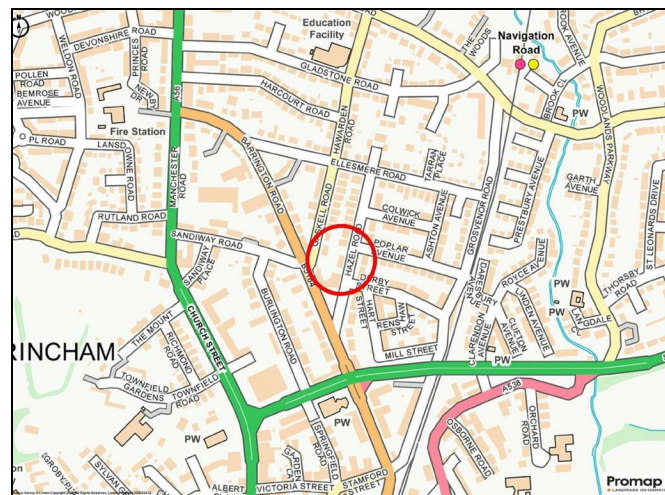


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. Take the first right turning into Hazel Road and the property will be found towards 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 1, The Hollies 5 Hazel Road Altrincham, Cheshire, WA14 1JL



A SPACIOUS, UPDATED AND REFURBISHED GROUND FLOOR APARTMENT WITH GARAGE WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE AND METROLINK. 702sqft.

Communal Entrance. Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Shower Room. Resident Parking. Garage. Communal Gardens.

£275,000

in detail



A spacious and fully refurbished Ground Floor Apartment located in a Modern purpose built Development of only six properties, perfectly positioned within walking distance of Altrincham Town Centre and all its facilities, the Market Quarter and Metrolink at Altrincham.



Externally, the Development is set within well-maintained Communal Gardens with stocked borders with a variety of plants, shrubs and trees.

There is Resident Parking, and a Single Garage serves Apartment 1.



The well presented property extends to approximately 702 square feet providing a Hall, Living/Dining Room and Kitchen served by Two Double Bedrooms and Shower Room

Externally, there is allocated Resident Parking in addition to a Single Garage and the Development enjoys well maintained Communal Gardens.

Comprising:

Communal Entrance. Communal Hall with Private Entrance to Flat 1. Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Entry phone system. Coved ceiling. Built in storage cupboard.

Living and Dining Room is a superbly proportioned room with windows to the side and rear elevation enjoying views over the Communal Gardens. Contemporary electric fireplace with marble hearth and surround. Coved ceiling.

Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, combination microwave oven, four ring hob with extractor fan over, fridge, freezer and dishwasher.

Bedroom One is a superb size with two windows to the front elevation enjoying views over the Gardens. There are built in wardrobes with sliding doors providing ample hanging and storage space, and a built in dressing table. Coved ceiling.

Bedroom Two with window to the front elevation. There are built wardrobes with sliding doors along one wall providing ample hanging and storage space. Coved ceiling.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with dual shower attachments and glazed sliding doors, wash hand basin with built in storage below and WC. Opaque window to the front elevation. Part tiled walls. Chrome finish heated towel rail. There is space and plumbing for a washing machine and dryer. Extractor fan.



Leasehold - 125 years from 1 March 1984
Council Tax Band C

Approx Gross Floor Area = 702 Sq. Feet
= 65.2 Sq. Metres

