



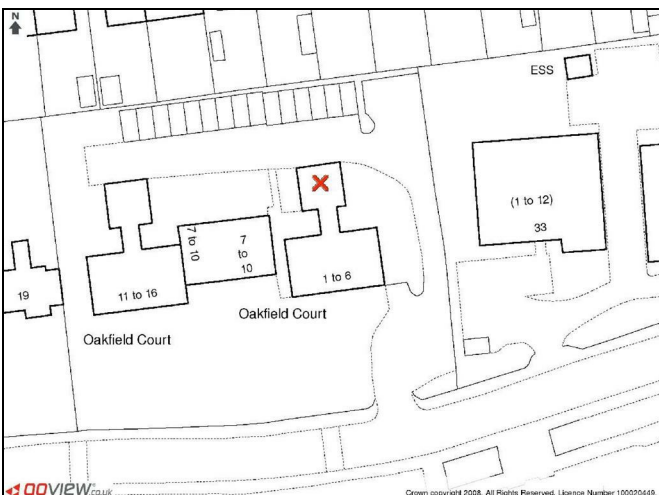
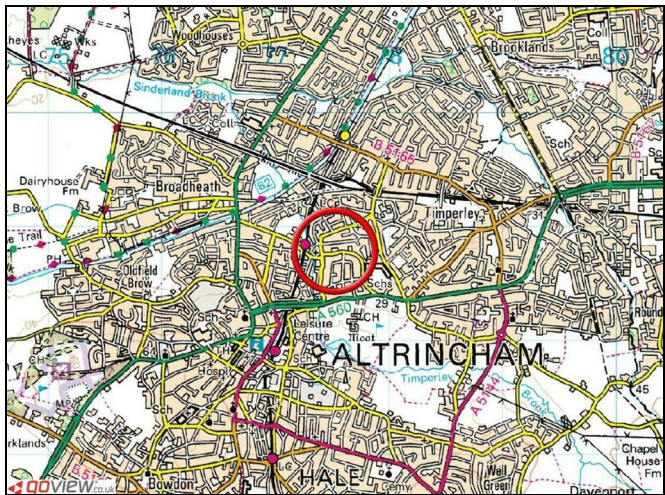
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INDEPENDENT ESTATE AGENTS

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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

Flat 2, Oakfield Court Wellington Road Timperley, Altrincham, WA15 7RF



A WELL PROPORTIONED, RECENTLY REFURBISHED GROUND FLOOR APARTMENT IDEALLY LOCATED CLOSE TO ALTRINCHAM AND TIMPERLEY CENTRES AND THE METROLINK. 777sqft.

Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Guest/Resident Parking. Garage. Communal Gardens.

£280,000

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in detail



A superbly proportioned and recently refurbished, Ground Floor Apartment in this modern purpose built Development in a block of only six, perfectly positioned within walking distance of Altrincham Town Centre, its facilities and the Metrolink at Altrincham and Navigation Road. In addition., the property is surrounded by excellent primary and secondary schools and close to several parks.



The beautifully presented property extends to some 777 sq ft providing a Hall, Living/Dining Room and Kitchen served by Two Double Bedrooms and a spacious Bathroom.

A particular feature of the property is that it enjoys direct Garden access with sliding patio doors from the Living/Dining Room opening onto a Patio Area and the Communal Gardens beyond.

Externally, there is Resident and Guest Parking in addition to a Single Garage serving Flat 2 and Oakfield Court is set within well maintained Communal Gardens.

Comprising:

Communal Entrance. Communal Hall with Private Entrance to Flat 2.

L-Shaped Hall with doors providing access to the Living and Bedroom Accommodation. Entry phone system.

Living and Dining Room is a spacious Reception Room with wide uPVC double glazed floor to ceiling patio doors enjoying views over and providing access to the delightful Communal Gardens to the front.

Kitchen fitted with an extensive range of contemporary high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, five ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. Wall mounted gas central heating boiler housed within the units. Double glazed uPVC window enjoying views over the Communal Gardens to the front. Tiling to the floor.

From the Hall there is access to Two Double Bedrooms and a spacious Bathroom.

Bedroom One is a superbly proportioned room with wide uPVC double glazed window enjoying views over the Gardens to the rear. Built in wardrobes provide excellent hanging and storage space.

Bedroom Two is another Double Bedroom with uPVC double glazed window to the rear elevation enjoying views over the Communal Gardens.



The Bedrooms are served by a stunning Bathroom, fitted with a contemporary white suite and chrome fittings, providing a bath with shower attachment over, separate shower cubicle with glazed doors, wash hand basin and WC. Wall mounted toiletry cabinet. Tiling to the walls and floor.

Externally, there is a Single Garage in addition to Guest and Resident Parking. Oakfield Court is set within well maintained Communal Gardens.



- Leasehold - 999 years from 1 November 1977
- Council Tax Band C

Approx Gross Floor Area = 766 Sq. Feet
= 71.2 Sq. Metres

