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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# Flat 4, The Dell South Downs Road

Hale, Altrincham, WA14 3HU



£775,000





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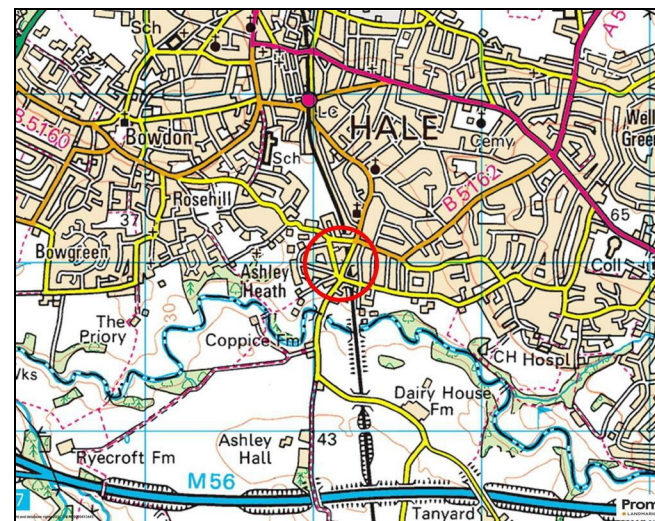
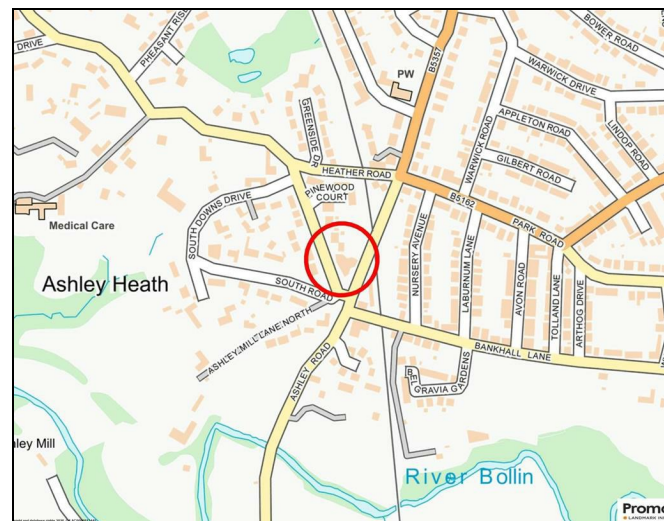
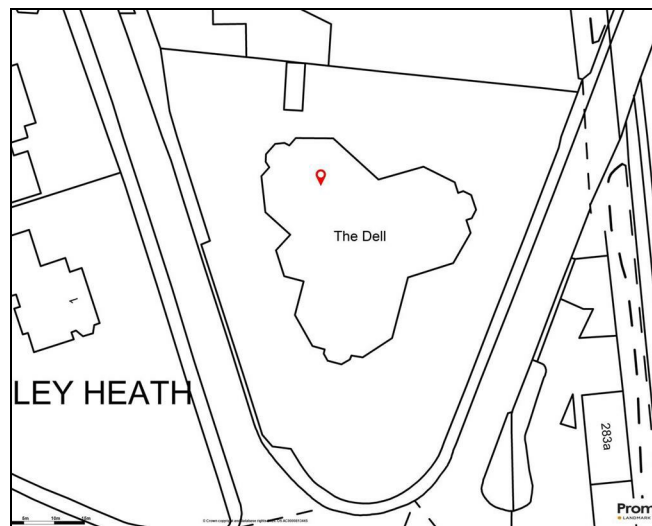
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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-91) <b>A</b>	
(81-91) <b>B</b>		(69-81) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(45-54) <b>D</b>	
(39-54) <b>E</b>		(39-44) <b>E</b>	
(21-38) <b>F</b>		(17-38) <b>F</b>	
(1-20) <b>G</b>		(1-16) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# overview

A BEAUTIFULLY APPOINTED FIRST FLOOR APARTMENT PERFECTLY LOCATED WITHIN WALKING DISTANCE OF THE VILLAGE AND FEATURING A WEST FACING BALCONY AND UNDERGROUND GARAGING. 2210 sqft.

Hall. 600 sqft Living/Dining Room. Breakfast Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Underground Parking. Beautiful Gardens. No Chain.



**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.

# in detail

A beautifully proportioned Three Bedroom, Two Bathroom First Floor Luxury Apartment with extensive and versatile accommodation arranged entirely on one floor, extending to approximately 2200 sq ft and set within this impressive, ground breaking Apartment Development by PJ Livesey Homes.

The location could hardly be better, positioned on one of the most desirable roads in Hale within walking distance of the centre of Hale Village with its range of fashionable shops, restaurants and bars.

The Dell is one of the first Luxury Apartment Developments in the area developed in the late 1980s and the style and design of the development has truly stood the test of time.

The property is immaculately presented throughout with upgraded kitchen and bathroom fittings and is literally ready to move in to with the minimum of fuss.

The Apartment is positioned on the First Floor and has the undoubted bonus of direct access from the main Living Room onto a West facing Balcony, enjoying delightful views across the Communal Gardens.

A particular feature of the Development is the secure Underground Garaging with Two Parking Spaces serving Apartment Four and there is a useful large storage cupboard.

Numerous internal design features include: deep corniced ceilings; panelled internal doors; windows to floor level in many rooms providing much natural light and beautifully proportioned, attractively shaped rooms throughout. In addition, the Communal Areas are impressive, in particular the large, light Main Reception Hall with glass lift and stunning chandelier.

Comprising:

Communal Entrance with video entry phone system to the Communal Hall, with a staircase and Lift to the Upper Floors including Lift access to the Basement Garage. Stunning chandelier feature to the triple height, vaulted ceiling.

Private First Floor entrance to Apartment Four. L shaped Hall with cloaks and storage cupboards. Panelled doors leading to the accommodation, including double doors to the main Living and Dining Room.

Combined Living and Dining Room with corniced ceiling and decorative ceiling roses, five floor level windows enjoying lovely Garden views including wide patio doors onto the West facing Balcony.

Breakfast Kitchen with ample space for a large breakfast table and chairs and superbly appointed with a range of cream laminate fronted units with Silestone worktops returning to a peninsular unit. There is a floor level bay window overlooking the Gardens to the front and there is extensive LED lighting including pelmet lighting over the units. Integrated appliances include an oven; microwave, hob, extractor fan, dishwasher and freestanding fridge and freezer units. A cupboard also houses the gas fired central heating boiler.

Utility Room with built in sink unit and cupboards and plumbing for a washing machine.

There are Three fabulous Double Bedrooms served by excellent Bath/Shower Rooms and with one Bedroom ideal as a Home Study or Den.

The Principal Bedroom is an attractively shaped room with two windows overlooking the Gardens. An opening leads through to a Dressing Area with extensive, custom built wardrobes.

This Bedroom is served by the superb En Suite Shower Room with a white suite and chrome fittings, providing a double ended open shower, 'his and her' wash hand basins inset into a vanity unit and extensive, custom built cabinets. LED lighting.

The Second Bedroom has a window overlooking the Gardens and extensive built in wardrobes.

The Third Bedroom is ideal as a Home Study or Den with a window overlooking the Gardens.

These Bedrooms are served by the very spacious Guest Bathroom with a white suite with chrome fittings, providing a double ended bath, open shower area, 'his and her' wash hand basins set onto a vanity unit and WC. Custom built toiletry cupboards. LED lighting. Large, walk in airing cupboard housing the hot water cylinder.

Externally, a Driveway leads beneath the property to a remote control operated 'up and over' door to the secure Underground Garaging serving the Development, with Two Parking Spaces for Apartment Four. Access to the Basement Parking can also be gained via the Lift and stairs from the Communal Hall. In addition, there is limited Guest and Residents Surface Parking.

The Dell stands on a beautiful, mature Garden plot extending to approximately one acre, laid principally to lawn and interspersed with a number of substantial mature trees, bushes and plants providing excellent privacy and screening.

A stunning Apartment in a first class development with a location to match, offered for sale with no chain.

- Leasehold - 999 years from 24 June 1987
- Service Charge £1,260.30 per quarter/£5,041.20 per annum
- Council Tax Band G

Approx Gross Floor Area = 2210 Sq. Feet  
= 205.3 Sq. Metres

