



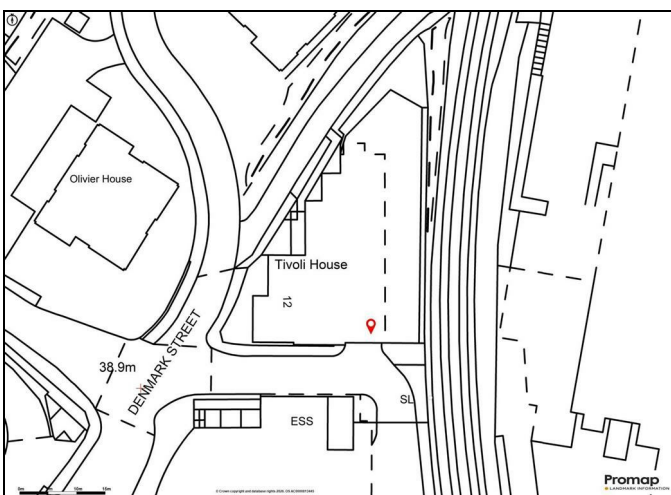
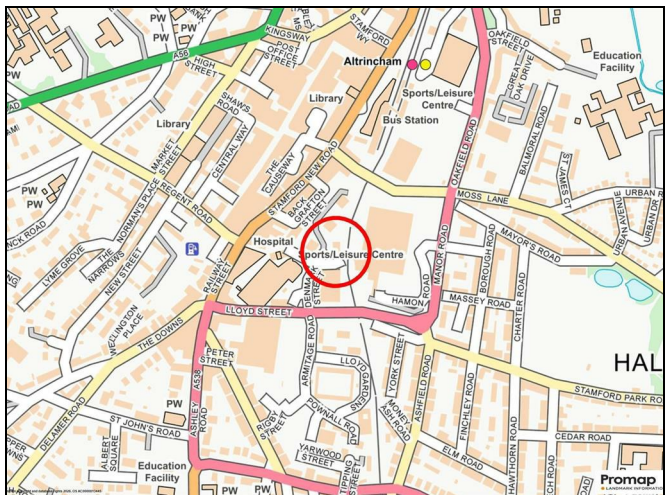
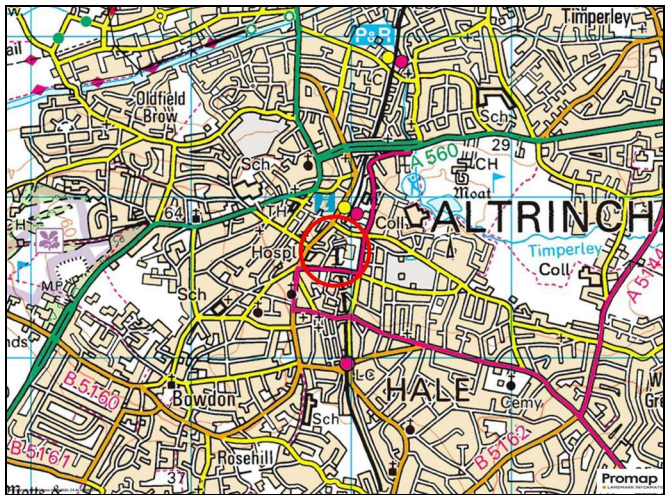
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INDEPENDENT ESTATE AGENTS

location



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Apartment 28, 12 Denmark Street Altrincham, WA14 2YE



A SUPERBLY POSITIONED AND PROPORTIONED MODERN FOURTH FLOOR APARTMENT WITH COVERED PARKING, IN THE HEART OF ALTRINCHAM TOWN CENTRE. 943 SQ FT.

Communal Entrance. Hall. 350 sqft Open Plan Living Room and Dining Kitchen. Two Excellent Double Bedrooms. Two Shower Rooms. Resident Parking. No Chain.

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.

£300,000

in detail



A stunning, Modern Fourth Floor Apartment, superbly located, in the heart of Altrincham Town Centre enjoying a fabulous location with shops, the Metrolink and the Market Quarter on the doorstep and within easy walking distance of Hale Village.

The beautifully presented property extends to some 943 square feet providing a Hall, Impressive 350 sq ft Open Plan Living Room and Dining Kitchen served by Two excellent Double Bedrooms and Two Shower Rooms.



Externally, there is secure Resident's Parking where there is a covered space serving Apartment 28 and the Development is set within well maintained Communal Gardens.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss!

Comprising:

Communal Entrance with entry phone system. Communal Hall with staircase rising to the Upper Floors. Fourth Floor Communal Landing with Private Entrance to Apartment 28.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Built in Utility cupboard with space and plumbing for a washing machine. Additional storage cupboard. Tiled floor.

Impressive 350 sq ft Open Plan Living Room and Dining Kitchen with tiled floor. Sliding doors open onto a Balcony enjoying an East facing aspect and far reaching views. There is plenty of space for a table and chairs.

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

Principal Bedroom One is superbly sized with window to the rear elevation. Built in wardrobes along one wall provide excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a shower cubicle with thermostatic shower, wash hand basin and WC. Part tiled walls. Extractor fan. Chrome finish heated towel rail.

Bedroom Two is another excellent size Double Bedroom with window to the rear elevation.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower, with thermostatic shower over, wash hand basin and WC. Part tiled walls. Tiled floor.



Externally, there is secure Resident's Parking where there is a covered space serving Apartment 28 and the Development is set within well maintained Communal Gardens to all sides.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.



- Leasehold - 250 years (less 1 day) from 21 December 2006
- Council Tax Band D

Approx Gross Floor Area = 943 Sq. Feet
(Including Balcony) = 87.6 Sq. Metres

Approx Gross Floor Area = 903 Sq. Feet
(Excluding Balcony) = 83.9 Sq. Metres

