



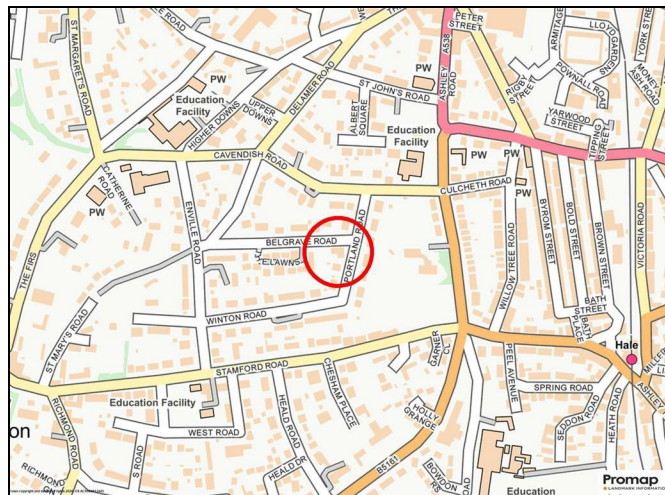
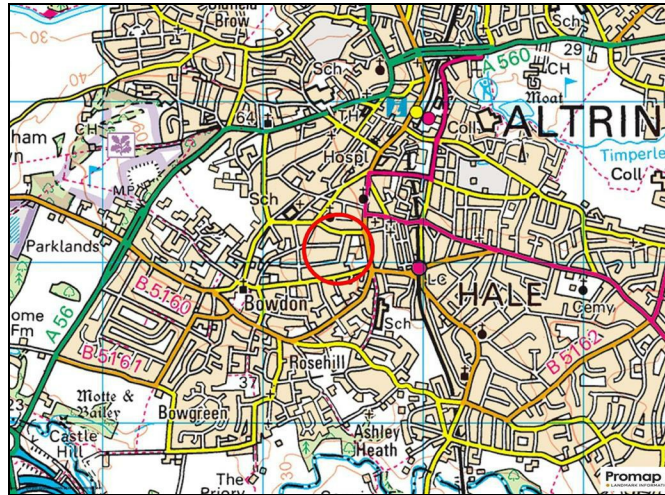
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INDEPENDENT ESTATE AGENTS

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	78	78

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 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

1, Portland Place Belgrave Road Bowdon, Altrincham, Cheshire, WA14 2NZ



A SUPERB GROUND FLOOR APARTMENT, FEATURING DIRECT GARDEN ACCESS, AND IDEALLY LOCATED WITHIN IN THIS MOST DESIRABLE LOCATION WITHIN WALKING DISTANCE OF HALE AND ALTRINCHAM CENTRES. 920sqft.

Hall. Living and Dining Room. Breakfast Kitchen. Two Bedrooms. Two Bath/Showers. Gated Entrance. Parking. Patio and Communal Gardens.

£425,000

in detail



A superbly appointed Ground Floor Apartment within this impressive purpose built development, of just 7 apartments, enjoying a fabulous location on this desirable road within walking distance of Hale Village with its range of popular shops restaurants and bars, and Altrincham Town Centre, the popular Market Quarter and the Metrolink.

The property enjoys excellent specification Kitchen and Bathroom fittings and quality fitted Bedroom furniture, and has the rare and valuable feature of direct access to the Communal Gardens and a patio through a French door from the Breakfast Kitchen.

An internal inspection will reveal:

Communal Entrance with video entry phone system to the Communal Hall. Private Ground Floor Entrance to Apartment 1.

Day to day the owner accesses the property via the door in to the Kitchen from the Gardens and Parking Area, saving the need to use the Communal Entrance at all.

Entrance Vestibule with Cloaks Cupboard. Hall with Airing Cupboard.

315 square foot Living and Dining Room attractive fireplace and built in media cabinets.

Double doors to the Breakfast Kitchen with a range of units with integrated stainless steel oven, hob and extractor and further built in fridge, freezer, dishwasher and washer dryer.

A French door from the Kitchen gives access to the Communal Gardens and a patio area.

There are Two Double Bedrooms, both with built in wardrobes.

There are two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom featuring a Wet Room style double width shower area.

Externally a remote controlled Gated Entrance provides access to the Parking Courtyard with One Reserved Parking Space serving Apartment 1.

Portland Place is surrounded by attractive Communal Gardens laid principally to lawn, access to which can be gained directly from the Apartment.

Overall, a superbly positioned Apartment offered for sale with No Chain.

- Leasehold - 999 years from 29 September 2002



Approx Gross Floor Area = 907 Sq. Feet
= 84.3 Sq. Metres

