



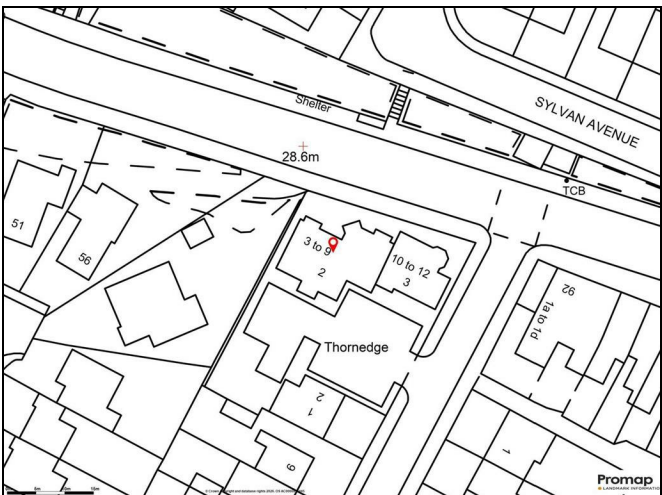
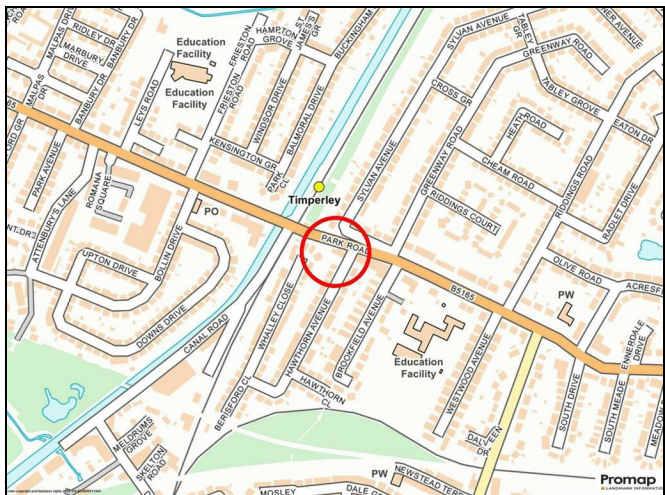
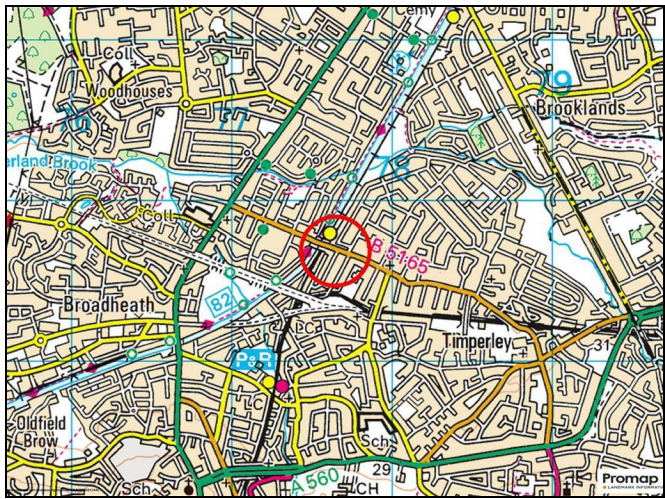
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INDEPENDENT ESTATE AGENTS

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

Apartment 5, 2 Thornedge Timperley, Altrincham, WA15 6TB



A SPACIOUS AND WELL PRESENTED FIRST FLOOR APARTMENT, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF TIMPERLEY VILLAGE, METROLINK AND EXCELLENT LOCAL AMENITIES. 798SQFT

Open Plan Living/Dining Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Communal Gardens. Resident Parking. No chain.

£230,000

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A superbly proportioned First Floor purpose built Apartment in this most popular location, within walking distance of excellent schools, local shops and Timperley Metrolink, as well as being close to Timperley Village and Altrincham Town Centre. The property also lies adjacent to the Bridgewater Canal towpath, offering superb opportunities to cycle into Manchester or enjoy a pleasant walk into Altrincham.

The well presented property extends to some 798 square feet, providing a Hall, Open Plan Living Room and Dining Kitchen and there are Two Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there is resident and visitor Parking and Thornedge is set within well maintained Communal Gardens.

Comprising:

Communal Entrance. Communal Hall with staircase rising to the Upper Floors. First Floor Communal Landing. Private Entrance to Apartment 5.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in store housing the pressurised water cylinder.

Open Plan Living/Dining Room and Kitchen. To the Living and Dining Area there are windows to the front and side elevations.

The Kitchen Area is fitted with a range of white high glass base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring hob with extractor fan over, combination microwave oven, fridge freezer, dishwasher and washing machine. Window to the rear elevation. Tiled floor.

Bedroom One with window to the rear elevation. This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Bedroom Two with window to the front elevation.

Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor. Inset mirror.

This is an excellent apartment, ideal for a first time buyer or downsizer and is offered for sale with no chain.



- Leasehold 999yrs from 01.01.2001, Ground Rent is £150 pa payable to the Freeholder Merepark.
- Council Tax Band C

Approx Gross Floor Area = 798 Sq. Feet
= 74.2 Sq. Metres

