



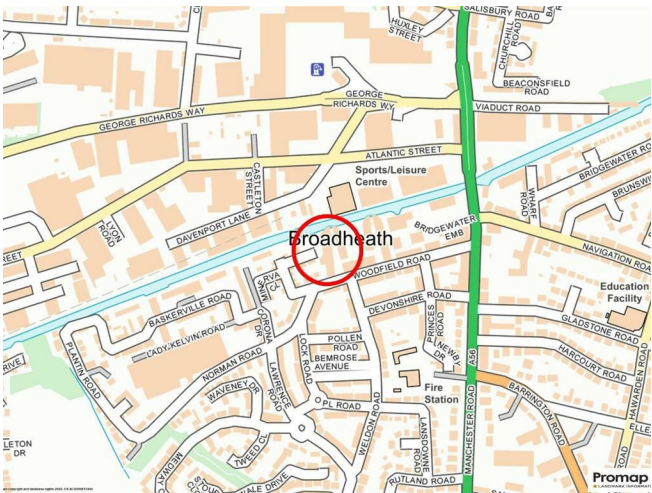
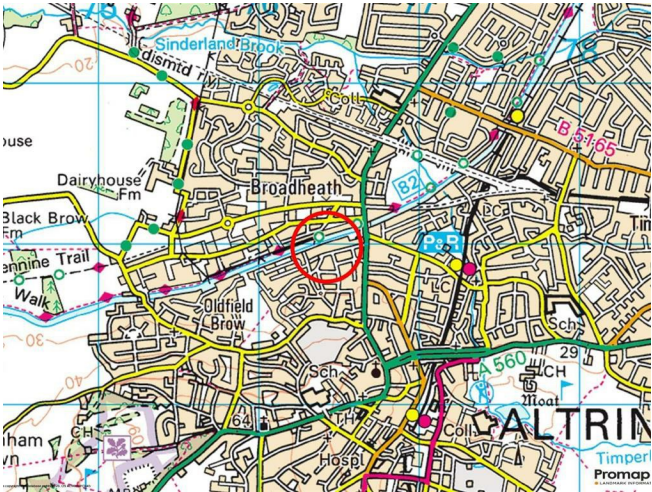
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INDEPENDENT ESTATE AGENTS

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		79	81
		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

34 Woodfield Road , Altrincham, WA14 4RP



A THIRD FLOOR APARTMENT WITHIN THE STRIKING BUDENBERG DEVELOPMENT WITH BALCONY ENJOYING FAR REACHING VIEWS AND WITH UNDERCROFT PARKING SPACE. 865SQFT.

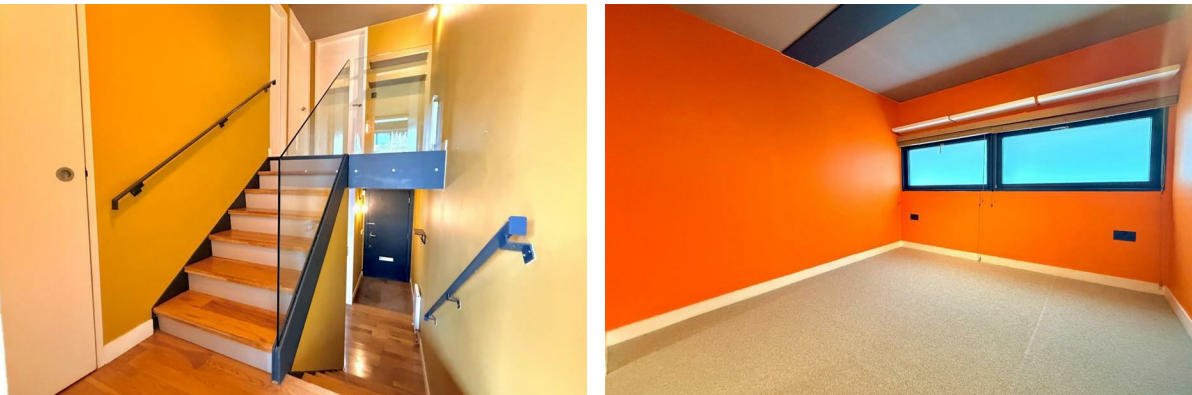
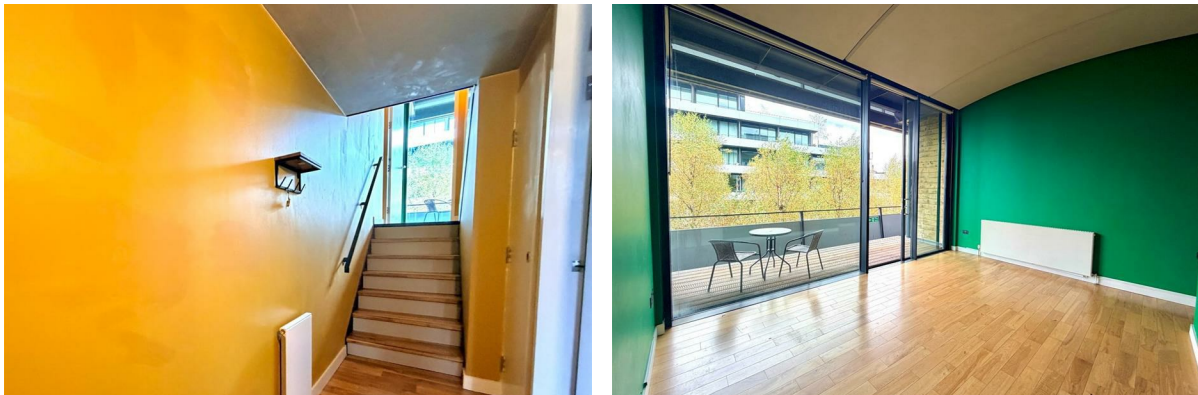
PRIVATE ENTRANCE. HALL. LOUNGE WITH BALCONY. DINING KITCHEN. TWO BEDROOMS. TWO BATH/SHOWERS. COMMUNAL GARDENS. PARKING. NO CHAIN.

£215,000

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in detail



A 'Foster and Partners' designed Third Floor Apartment within the striking Budenberg Haus Projekte Development by Urban Splash and conveniently located within walking distance to local shops and Navigation Road Metrolink, as well as being close to Altrincham Town Centre, its amenities, the popular Market Quarter and the open space of John Leigh Park.

The updated and improved stylish property is arranged over Three Levels with the accommodation providing a Hall, Dining Kitchen and Lounge with Balcony with far reaching views over the Communal Gardens, served by Two Bedrooms and Two Bath/Shower Rooms.

Design features include, 12' high ceilings, full height windows, Bamboo flooring and well appointed kitchen and bathroom fittings.

Externally, all Residents enjoy the use of the landscaped Communal Gardens, which provide sitting areas and lawns bordering on to the canal.

There is secure Underground Garaging which provides One Reserved Parking Space.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the apartments in addition to the elevator tower also rising to every level.

Private Entrance to Apartment 3353. Entrance Hall with glass balustrade staircase rising to the Upper Floor.

Custom made Dining Kitchen with appliances and windows to the front elevation. Ample space for a table and chairs.

Impressive Living Room with vaulted ceiling and virtually full width patio doors onto the Balcony with far reaching views.

There are Two Bedrooms served by Two Bathroom/Shower Rooms.

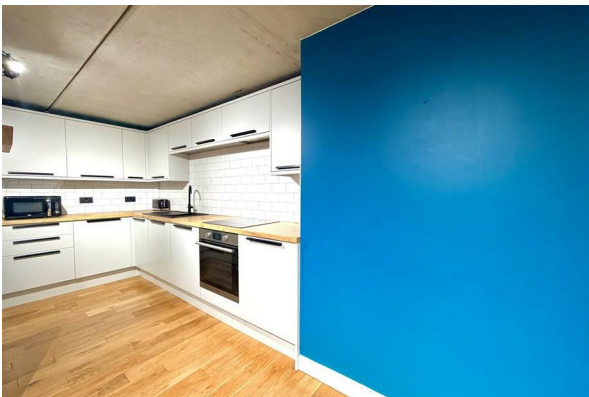
Principal Bedroom One with windows to the front elevation. Wardrobe recess and En Suite Shower Room.

Bedroom Two with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings with granite finishes and extensive toiletry and storage cabinets.

This property is offered for sale with no chain.

- Leasehold Property - 999 year lease from 1 Jan 2003 - end of lease - 1 Jan 3002 - 976 years remain
- Council Tax Band - D



Approx Gross Floor Area = 865 Sq. Feet
(Including Balcony) = 80.3 Sq. Metres

Approx Gross Floor Area = 789 Sq. Feet
(Excluding Balcony) = 73.3 Sq. Metres

