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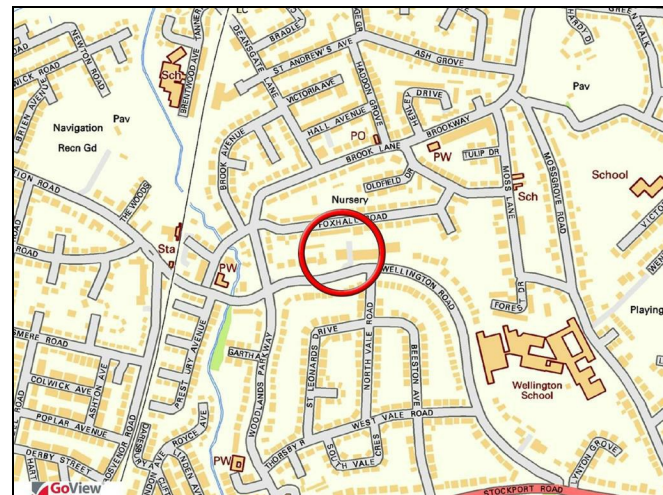
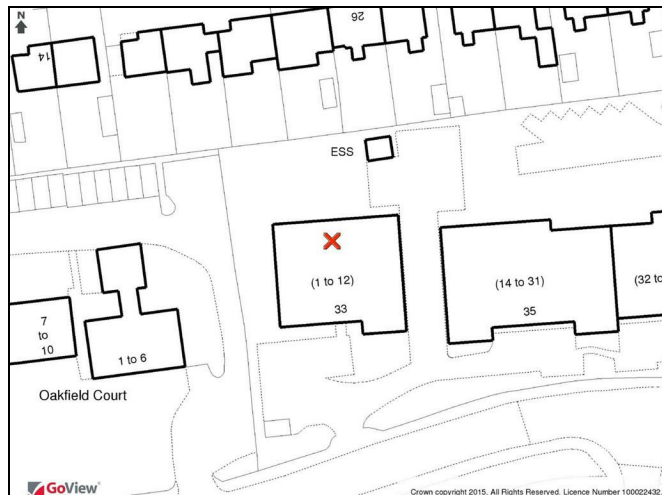


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights at Barrington Road, turn right onto Woodlands Road over the Woodlands Parkway flyover. At the traffic lights turn left on to Woodlands Parkway itself and continue to the mini roundabout. Turn right and the development will be found on the left.



INDEPENDENT ESTATE AGENTS

Apartment 10, 33 Wellington Road Timperley, Altrincham, Cheshire, WA15 7RD



A WELL PRESENTED SECOND FLOOR APARTMENT WITH LIFT ON THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND METROLINK. 679sqft.

Hall. Living/Dining Room. Kitchen. Two Bedrooms. Two Bath/Showers. Resident/Guest Parking. Communal Gardens. 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.

£217,500

in detail



A well presented Second Floor Apartment in this modern purpose built Development with Lift, perfectly positioned within walking distance of Altrincham Town Centre, its facilities and the Metrolink at Altrincham, Navigation Road and Timperley Village.

The property extends to some 679 square feet providing a spacious Hall, Living/Dining Room and Kitchen served by Two Bedrooms and Two Bath/Shower Rooms.



Externally, there is Resident's and Guest Parking, and the Development is set within delightful Communal Gardens.

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

Comprising:

Communal Entrance to Communal Hall with Lift and staircase to the Second Floor Communal Landing. Private Entrance to Apartment 10.

Spacious Hall with doors providing access to the living and bedroom accommodation. Deep walk in storage cupboard housing the pressurised hot water cylinder. Entry Phone system. Loft access point.



Living and Dining Room with two windows to the front elevation.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit. Integrated appliances include a stainless oven, four ring halogen hob with concealed extractor fan over, fridge, freezer, washing machine and dishwasher. Pelmet lighting.

Bedroom One with window to the side elevation. This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a double width shower cubicle with thermostatic shower and glazed sliding door, wash hand basin and WC. Tiling to the shower surround and to the part height of the walls. Chrome ladder radiator.

Bedroom Two with window to the side elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath, vanity unit wash hand basin and WC. Tiling to the part height of the walls. Vanity mirror. Chrome ladder radiator.

Externally, there is One Reserved Parking Space in addition to ample visitor Parking 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.

LEASEHOLD - 125 years from 1 January 2004 - COUNCIL TAX BAND 'C'

Approx Gross Floor Area = 679 Sq. Feet
= 62.94 Sq. Metres

