



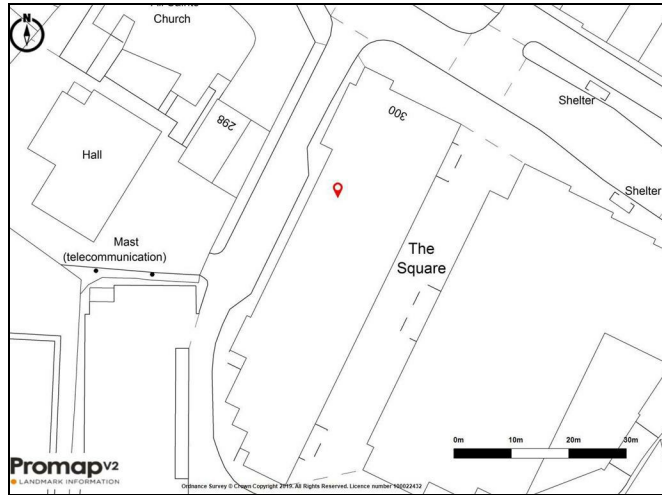
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

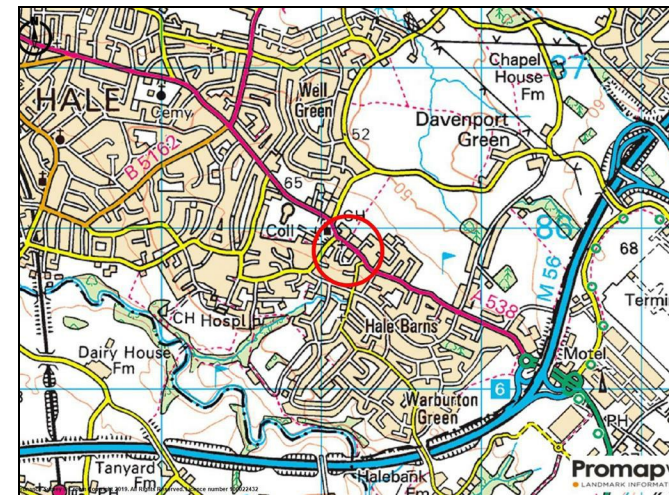
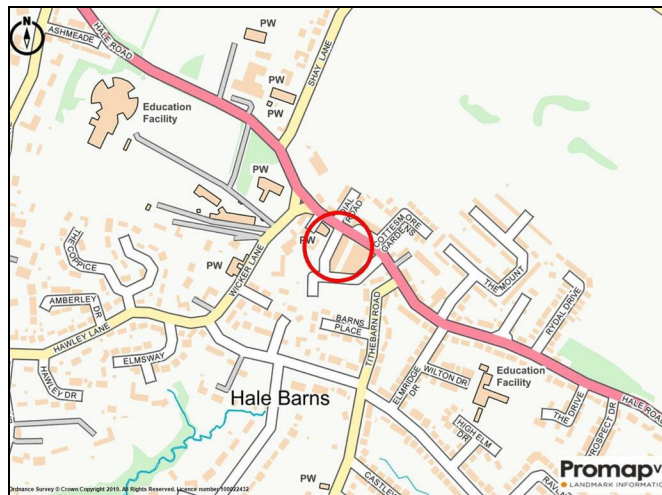


INDEPENDENT ESTATE AGENTS

location



From Watersons Office in Hale proceed along Ashley Road in the direction of the station turning right just before the station into Victoria Road. At the end of Victoria Road turn right onto Hale Road. Continue for some distance arriving at Hale Barns Village where the Development will be found on the right hand side. Parking can be found in the main Car Park.



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		87	87
(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 that 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

12 Connaught Place Hale Road Hale Barns, Altrincham, Cheshire, WA15 8SP



A BEAUTIFULLY APPOINTED SECOND FLOOR APARTMENT WITH LIFT AND COVERED BALCONY WITHIN THE CONNAUGHT PLACE DEVELOPMENT IN THE HEART OF HALE BARNs. 1088sqft.

Hall. Living Room/Dining Kitchen. Three Double Bedrooms. Two Showers. Undercroft Parking. No Chain.

£380,000

in detail



A stylishly appointed Second Floor Apartment in this impressive, purpose built development, superbly situated right in the heart of Hale Barns Village Centre with the facilities of Booths Supermarket, Costa Coffee and local convenience shops literally on the doorstep. Hale Barns is ideally situated for those looking for easy access to the M56/M6/M60 Motorway networks and for access to Manchester and Manchester Airport.



The superb property is appointed with exceptionally high specification Kitchen and Bathroom fittings and provides a Hall, Open Plan Living Room and Dining Kitchen with access to a covered Balcony and has Three Double Bedrooms and Two stylish Shower Rooms.

The impressive Development was built to the highest specification with Undercroft Parking and a Lift serving all floors with well appointed Communal Areas.

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

Comprising:

Communal Halls accessed via both Front and Rear Entrances to the building with staircase and Lift to the Second Floor. Communal Landing with Private Entrance to the Apartment.

L-Shaped Hall with modern wood flooring and LED lighting. Doors provide access to the Living and Bedroom accommodation. Built in storage cupboard.

375 square foot Living Room and Dining Kitchen with tall wide window to the front elevation and a glazed door gives access to a large covered Balcony. Continuation of the wood flooring throughout. LED lighting.

The Kitchen Area is fitted with an extensive range of white high gloss laminate fronted units with concealed lighting, worktops over and an inset sink unit. Integrated appliances include a stainless steel double oven, combination microwave oven, hob and extractor fan, fridge, freezer and dishwasher.

There are Three Double Bedrooms served by Two Shower Rooms, one being En Suite to the Principal Bedroom.

Principal Bedroom with built in wardrobes and there is a window to the rear elevation.

This Bedroom is served by the stylishly appointed En Suite Shower Room fitted with a white suite with chrome fittings providing an enclosed shower area, wash hand basin and WC. Extensive tiling to the walls and floor. LED lighting. Opaque window to the rear elevation.

The Second Bedroom is in fact the larger of the two rooms with window to the front elevation.



Bedroom Three with built in wardrobes along one wall and a 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. Extensive tiling to the walls and floor. LED lighting. Opaque window to the side elevation.

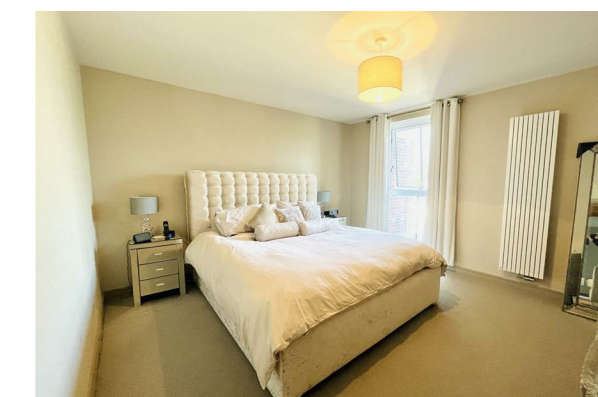


A particular feature of the Apartment is the sizeable Balcony, accessed via the Living Room and Dining Kitchen.

Externally, there is a large Car Park serving the Apartments, Booths Supermarket and all the convenience shops, positioned to the rear of the property which returns to a Undercroft Car Park, within which there are Two Reserved Parking Spaces serving the Apartment.

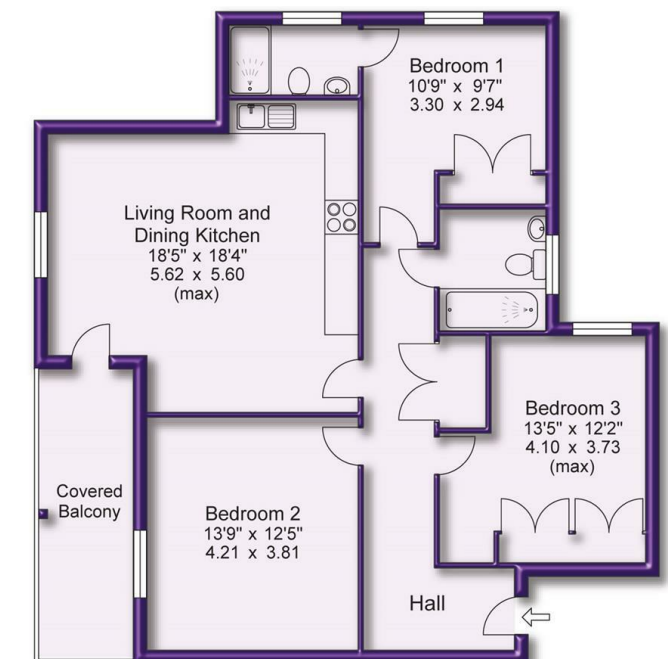
UPVC double glazing. Gas central heating.

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



Approx Gross Floor Area = 1088 Sq. Feet
(inc. Balcony) = 101.0 Sq. Metres

Approx Gross Floor Area = 988 Sq. Feet
(exc. Balcony) = 91.59 Sq. Metres



Ground Floor

