



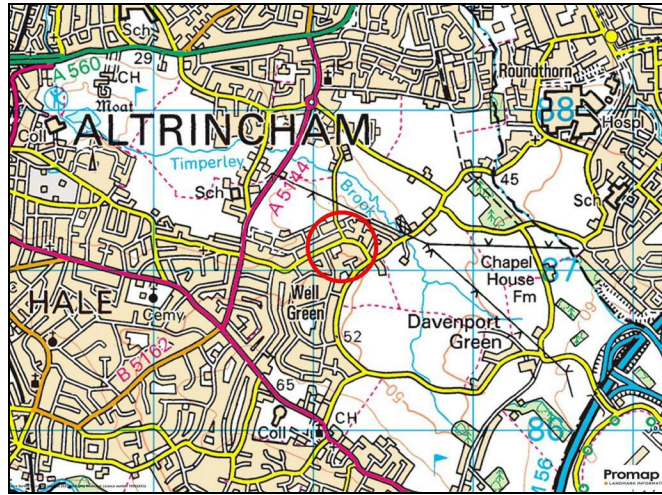
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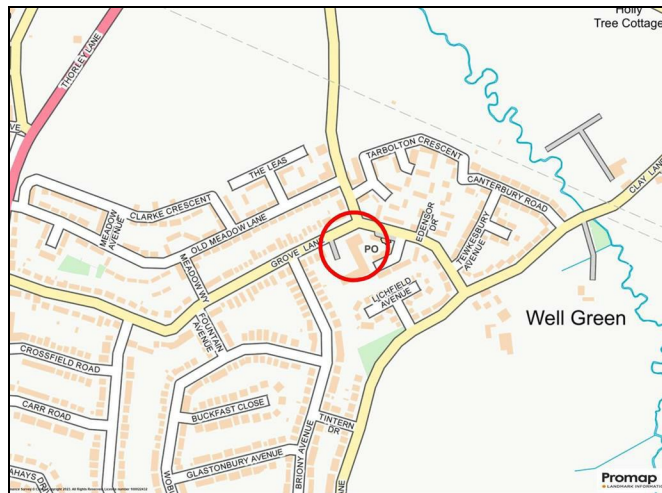


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. Proceed straight across the traffic lights into Delahays Road and continue to the next set of traffic lights and turn right into Grove Lane. Continue along and the Regency Court development will be found on the right hand side. The apartment itself is within Eaton House.



# 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		63	64
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 1 Eaton House Regency Court, Grove Lane

Hale, Altrincham, Cheshire, WA15 8RF



**A WELL PROPORTIONED AND PRESENTED GROUND FLOOR APARTMENT, SET WITHIN THIS IMPRESSIVE PURPOSE BUILT GATED DEVELOPMENT. PERFECT FOR A PROFESSIONAL OR DOWNSIZER. 727sqft.**

**Entrance Hall. Dining Hall. Lounge. Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Guest and Residents Parking. Communal Gardens. No Chain!**

**£240,000**



# in detail



A well proportioned, purpose built, modern Ground Floor Apartment located in this desirable development in a convenient location, with local shops literally on the doorstep and easy access to routes to Wythenshawe Hospital and the M56/M6 motorway networks serving the region and also with access to Manchester Airport

The property extends to some 727 square feet providing an Entrance Hall, Lounge, Dining Hall and Kitchen, served by Two Double Bedrooms and Two Bath/Shower Rooms.

Externally, there is a Gated Driveway providing access to Residents and Guest Parking where there is an allocated space for Flat 1. Regency Court is set within attractive and well maintained lawned Communal Gardens.

This property is offered for sale with no chain and could be moved into with the minimum of fuss and would be ideal for a professional or downsizer.

#### Comprising

Communal Entrance. Communal Hall. Private Entrance to Flat 1. Spacious Entrance Hall leading to a Dining Hall and doors provide access to the Living and Bedroom accommodation.

Dining Hall with ample space for a table and chairs.

Lounge with two windows to the front elevation. Attractive fireplace feature.

Kitchen fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over, fridge freezer. Space and plumbing for a washing machine and dishwasher.

Inner Hall with access to Two Bedrooms with the Principal Bedroom having an En Suite Shower Room. Built in airing cupboard with Megaflo pressurised system.

Bedroom One with two windows to the front elevation. Built in wardrobes providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Part tiled walls. Tiled floor.

Bedroom Two with two windows to the front elevation. Built in airing cupboard.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls and floor.

Externally, the development is approached via a remote control gated entrance to guest and resident parking areas to the front, with an allocated space serving Flat 1. Regency Court is set within attractive and well maintained lawned Communal Gardens.

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

- Leasehold Term 999 years from 29 June 2001
- Service Charge £1860 pa
- Council Tax Band E

Approx Gross Floor Area = 727 Sq. Feet  
= 67.39 Sq. Metres

