



**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



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PROPERTY SALES AND RENTALS



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# Flat 6 Westfield

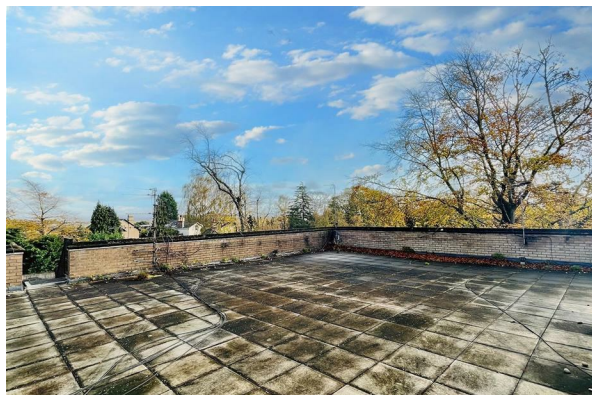
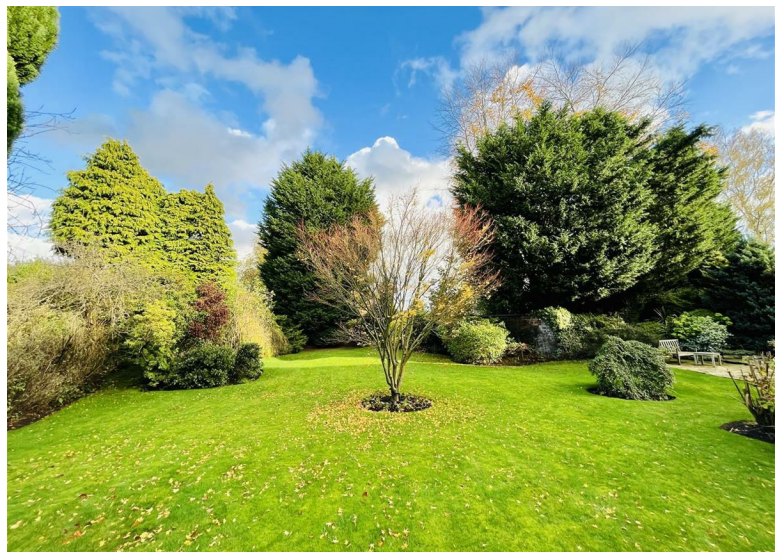
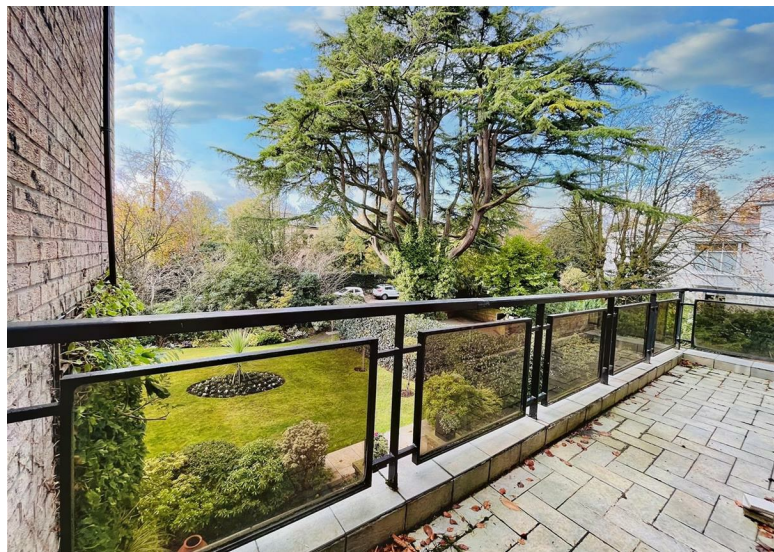
St. Margarets Road, Altrincham, Cheshire, WA14 2AW



£745,000

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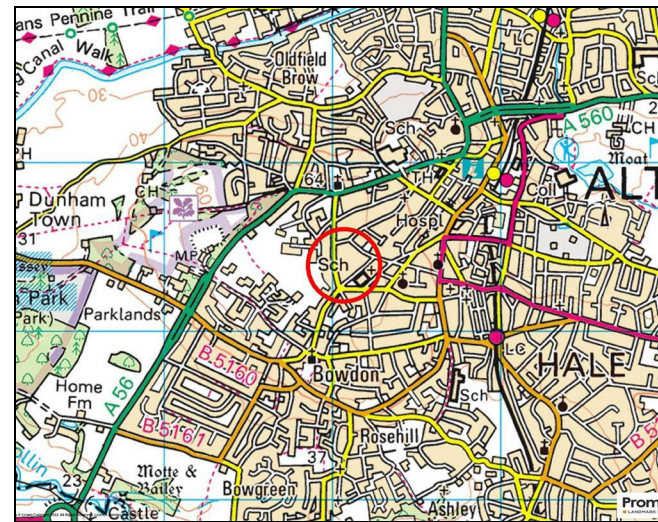
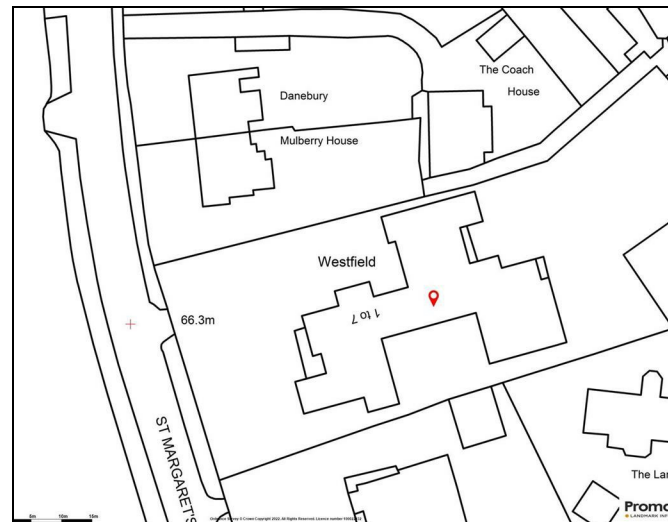


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A BEAUTIFULLY PROPORTIONED DUPLEX APARTMENT DESIRABLY LOCATED CLOSE TO BOTH HALE AND ALTRINCAM CENTRES AND FEATURING A PRIVATE WEST FACING BALCONY AND COMMUNAL ROOF TERRACE WITH 360 DEGREE VIEWS.

Hall. WC. 600sqft Living and Dining Room with Balcony off. 250sqft Breakfast Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Parking. Double Garage.



**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.

# in detail

A beautifully proportioned Duplex Apartment with extensive and versatile accommodation arranged over Two Floors, extending to over 2000 square feet and positioned in this desirable, purpose built development on St Margaret's Road.

Westfield is ideally located within walking distance of both Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and Hale Village with its range of fashionable shops, eateries and bars and with the Synagogue on The Firs literally on the doorstep.

Westfield was almost certainly the first Luxury Apartment Development to come to the Altrincham area in the 1970's and still remains a highly regarded development in view of the superbly proportioned accommodation with an abundance of natural light coming through the wide windows, a particular design feature of the period.

This particular apartment enjoys the valuable feature of a large West facing Balcony overlooking the Communal Gardens to the front, in addition benefits from access to substantial Roof Terraces for use of all the residents enjoying fantastic 360 degree views.

The property is well appointed with excellent specification kitchen and bathroom fittings and a range of high quality, custom built furniture to both the Living Room, Study Area and the Bedrooms.

To the Lower Floor is the 600 square foot Living and Dining Room with access onto the West facing Balcony.

The 200 square foot Breakfast Kitchen is fitted with a range of white high gloss laminated fronted units with integrated oven, hob, extractor fan, fridge, freezer, washing machine and dishwasher.

There is a useful Guest WC at this level.

An art deco style staircase rises to the Upper Floor Landing which is utilised as a Home Study Space with extensive custom built walnut fitted furniture.

This floor serves Three superbly proportioned Bedrooms all with built in furniture.

300 square foot Principal Double Bedroom enjoys extensive walnut finish built in furniture and incorporates a Dressing Area and is served by the well-appointed En Suite Shower Room.

The remaining Bedrooms are served by a recently refitted House Bathroom with a full bath with thermostatic shower over, vanity unit wash hand basin and wall hung WC.

Externally, there is generous Guest and Residents Parking facilities with the Apartment benefitting from a Double Garage located in the Communal Basement, with electrically operated 'up and over' door and storage cupboards.

The Apartment enjoys aspects of the beautiful Communal Gardens to the front, which are laid to lawn with deep maturely stocked borders. The overall plot to the Development extends to approximately 0.75 of an acre with further expanse of Communal Garden Areas to the rear, in addition to the substantial Roof Terraces for use of all the residents.

A wonderful Apartment of superb proportions in a truly first class location, offered for sale with No Chain.



Approx Gross Floor Area = 2160 Sq. Feet  
(inc. Balcony) = 200.6 Sq. Metres  
Approx Gross Floor Area = 2045 Sq. Feet  
(exc. Balcony) = 189.57 Sq. Metres

