



**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

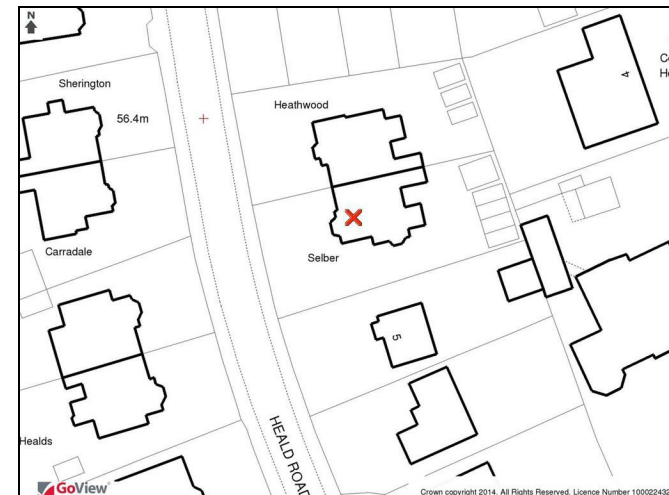
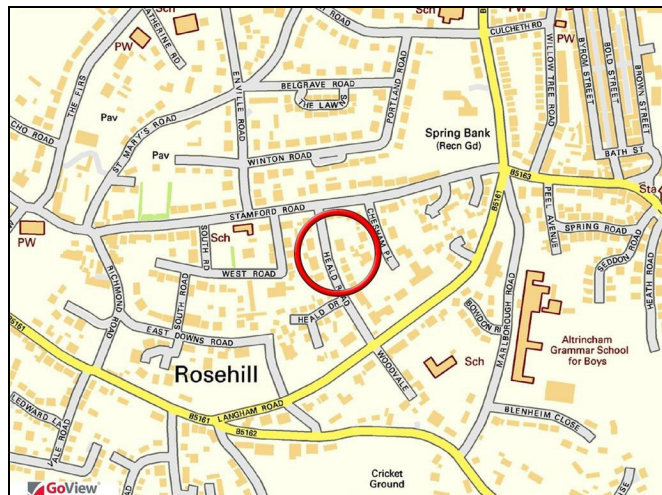


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Continue over the traffic lights into Stamford Road. Take the third turning on the left into Heald Road and Selber is positioned on the left hand side



# 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		71	82				

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.



INDEPENDENT ESTATE AGENTS

# Flat 3 Selber Heald Road Bowdon, Altrincham, Cheshire, WA14 2JE



**A BEAUTIFULLY APPOINTED AND SUPERBLY PROPORTIONED FIRST FLOOR APARTMENT SET WITHIN AN IMPRESSIVE CONVERTED VICTORIAN HOUSE DESIRABLY LOCATED IN THE HEART OF OLD BOWDON. 1180SQFT**

**Private Entrance. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Single Garage. Communal Gardens.**

**£495,000**

# in detail



A superbly proportioned and beautifully appointed First Floor Apartment set within this impressive Converted Victorian House, superbly located on this highly desirable road in the heart of 'Old Bowdon' within walking distance of Hale Village with its range of fashionable shops, eateries and bars and Altrincham Town Centre, the facilities, the Metrolink and the popular Market Quarter.



Externally, there is a Single Garage serving Apartment 3 positioned to the rear of the property.

To the front, there is a deep, mature Garden frontage, laid to lawn for the use of the residents.



The property offers accommodation extending to approximately 1200 square feet providing Two Reception Rooms, in addition to a recently refitted Kitchen and Three Bedrooms, one ideal to be used as a Home Study, served by Two stylishly appointed Bath/Shower Rooms.

The property has period character features including intricate corniced ceilings and beautifully proportioned rooms with the addition of LED lighting throughout.

Externally, there is a mature Garden frontage setting and a Garage positioned to the rear with electricity supply.

Comprising:

Communal Entrance and Hall with staircase to the First Floor Landing. Private Entrance to Apartment 3. Hall with wood finish flooring and doors to the accommodation.

Lounge. A beautifully proportioned room with a continuation of the wood finish flooring and a wide bay window feature to the front. Fireplace feature.

Dining Room with wood finish flooring and a window to the side. Opening with a step down to the:

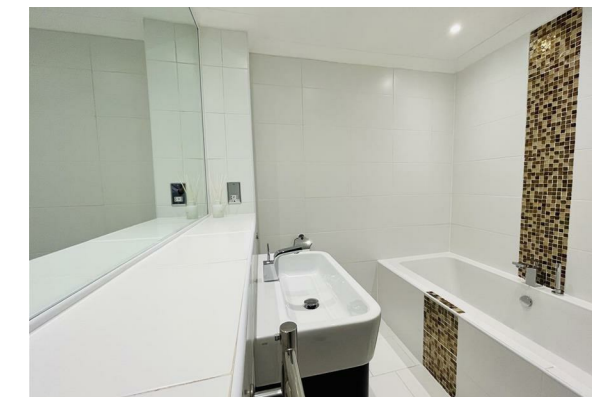
Kitchen, recently refitted with a range of contemporary grey shaker style units with white Carrara quartz worktops and butler sink. There are a number of integrated appliances including Bosch oven and microwave, Neff induction hob with extractor fan, washer dryer, dishwasher, fridge and freezer. Windows to the rear and side.

Principal Bedroom One with two windows to the front and served by the stylishly appointed En Suite Shower Room, fitted with a suite providing an open wet room style shower area, wash hand basin and WC. Extensive tiling to the walls and floor. Plate glass vanity mirror.

Double Bedroom Two with window to the rear and built in wardrobe.

Bedroom Three/Study with a window to the rear.

The Bedrooms are further served by the Family Bathroom stylishly appointed with a double ended bath with mixer shower fitting, wash hand basin, vanity unit and wall hung WC. Extensive tiling to the walls and floor. Plate glass vanity mirror.



A superbly styled Apartment in a first class location.

- Leasehold - 999 years - 965 remaining from 1989
- Ground rent and service charge fees are £175 per month
- Council Tax Band 'E'

Approx Gross Floor Area = 1180 Sq. Feet  
= 109.62 Sq. Metres

