



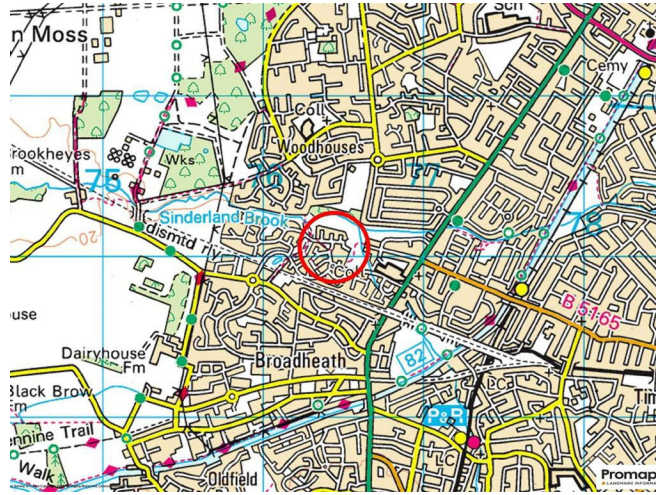
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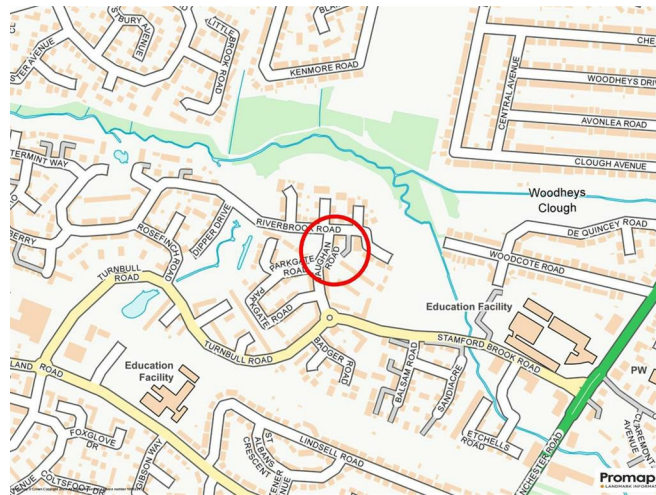


INDEPENDENT ESTATE AGENTS

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 continue straight across Barrington Road. Go across the traffic lights and continue along Barrington Road to the next traffic lights and then turn right into Manchester Road. Continue along through three sets of traffic lights, past Sinderland Road and then take the third turn on the left just before South Trafford College onto the Stamford Brook Development. Continue along past the site office and turn right at the mini roundabout into Vaughan Road. Continue to the end of Vaughan Road to the T Junction and turn right onto Riverbrook Road. Immediately right behind the block is Thurcaston Road, and the car park serving



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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

6 Thurcaston Road West Timperley, Altrincham, Cheshire, WA14 5XG



50% SHARED OWNERSHIP @ £112,500
 100% @ £225,000

A STYLISH SECOND FLOOR APARTMENT ON THIS POPULAR DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE, AVAILABLE TO BUY 100% OR 50% SHARED OWNERSHIP. 603SQFT.

HALL. STORAGE. OPEN PLAN LIVING/DINING KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM. ALLOCATED PARKING SPACE.

CONTACT HALE 0161 941 6633

£225,000

in detail



50% SHARED OWNERSHIP @ £112,500
100% @ £225,000

This groundbreaking Development was built in conjunction with The National Trust and was designed to ensure there are wide open spaces between different parts of the Development. In particular, this Apartment enjoys an open aspect across a green to the front. In addition, wildlife corridors have been created, providing delightful walks towards the open countryside of Dunham.

At the same time, the Development is well positioned for easy access on the A56 to Manchester City Centre travelling north, and Altrincham Town Centre travelling south, and is within easy reach of the Metrolink System on Park Road in Timperley.

The Apartment offers well proportioned rooms throughout, in particular featuring a fabulous Open Plan Living, Dining Space and Kitchen, ideally suited to a single person or a couple with a child.

Comprising:

Communal Entrance with staircase to the Second Floor Landing with a Private Entrance to Apartment 12. L shaped Hall with large airing and storage cupboard off.

19' x 15' (max) Open Plan Living and Dining Space with Kitchen Area, featuring French doors opening onto a Juliette Balcony overlooking the green to the front.

The Kitchen Area is fitted with a range of white laminate fronted units with stainless steel finish handles and built in oven, hob and extractor with further appliances such as a fridge freezer, integrated dishwasher and integrated washing machine.

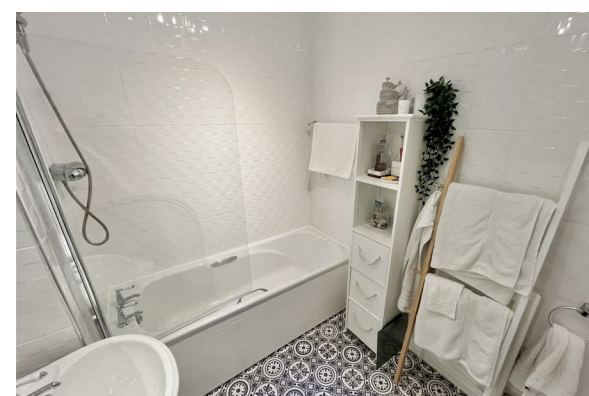
There are Two Double Bedrooms, the Principal Bedroom enjoying built in wardrobes.

The Bedrooms are served by a Bathroom fitted with a white suite with chrome fittings, thermostatic shower over the bath, white ceramic tiling to the full height of all walls and a large plate glass vanity mirror.

Externally, there are Guest and Resident Parking facilities to the rear of the property, with neatly tended gardens to all sides. Gas central heating, double glazing.

Perfect to get your foot on the ladder.

- Council Tax Band - B
- Service Charge approx - £78.00 per month - Rent of 50% Share is £320.00 per month
- GROUND RENT - £125 PER YEAR
- 125 YEAR LEASE - 109 REMAINING



Approx Gross Floor Area = 603 Sq. Feet
= 56.0 Sq. Metres

