



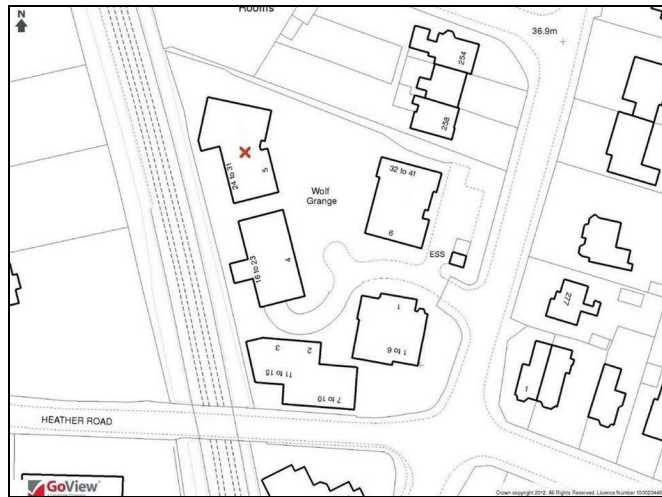
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INDEPENDENT ESTATE AGENTS

location



From Watersons HALE Office, proceed along Ashley Road in the direction of Ashley. Follow the road along and the development will be found on the right 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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 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

25, 5 Wolf Grange Altrincham, Cheshire, WA15 9TS



A WELL PROPORTIONED GROUND FLOOR APARTMENT ON THIS DESIRABLE GATED DEVELOPMENT WALKING DISTANCE OF HALE VILLAGE. 832sqft

Hall. Open Plan Living and Dining Room. Kitchen. Two Bedrooms. Two Bath/Shower Rooms. Communal Gardens. Parking. No Chain

£285,000

in detail



An appealing and well proportioned Ground Floor Apartment set within the popular Wolf Grange Development surrounded by lovely Communal Gardens and ideally located within a few minutes walk of the centre of Hale Village with its range of fashionable shops, eateries and bars.

This particular Apartment, positioned on the Ground Floor, has the potential to create a French door from the Living and Dining Room onto the outside patio and communal garden space, as we have seen in one of the adjacent neighbouring ground floor apartments, subject to any necessary consents.

The property has accommodation extending to 832 square feet providing an Open Plan Living and Dining Room which leads into the Kitchen and Two Bedrooms, one large Double and a Single, served by Two well appointed Bath/Shower Rooms, one being En Suite.



Set behind a Gated Entrance the apartment benefits from an allocated Parking space within the secure Under croft Parking Area.

Comprising:

Communal Entrance and entry phone system to the Communal Hall. Private Ground Floor Entrance to Apartment 25.

Long Hall with natural wood flooring and large boiler/storage cupboard off. Wood finish doors give access to the accommodation, including double doors to the Living and Dining Room.

Living and Dining Room with wood finish flooring and full height windows enjoying an aspect of the Communal Gardens and patio space. Within here is the aforementioned potential to create a French door to the garden.

Kitchen fitted with a range of beechwood fronted units with granite worktops. Integrated stainless steel Smeg oven, four ring halogen hob, extractor fan, fridge freezer and dishwasher.

Principal Bedroom One. An excellent Double Room with windows overlooking the gardens and sliding door wardrobes.

This Bedroom is served by the En Suite Shower Room fitted with a white suite and chrome fittings of large shower area with thermostatic shower, vanity unit wash hand basin with mirror over and WC. Extensive tiling to the walls and floor. Chrome ladder radiator. Window to the rear.

Bedroom Two or ideal Home Study with window to the rear.



The Bedroom is served by the Bathroom fitted with a white suite and chrome fittings of bath with thermostatic shower over, vanity unit wash hand basin with mirror above and WC. Extensive tiling to the walls and floor. Chrome ladder radiator.

LEASEHOLD - Term : 999 years from 01/01/2004 - COUNCIL TAX BAND 'E'

Approx Gross Floor Area = 832 Sq. Feet
= 77.2 Sq. Metres

