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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 2350 Budenberg

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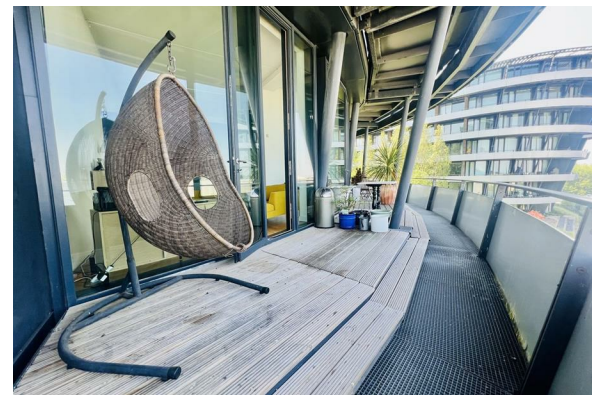
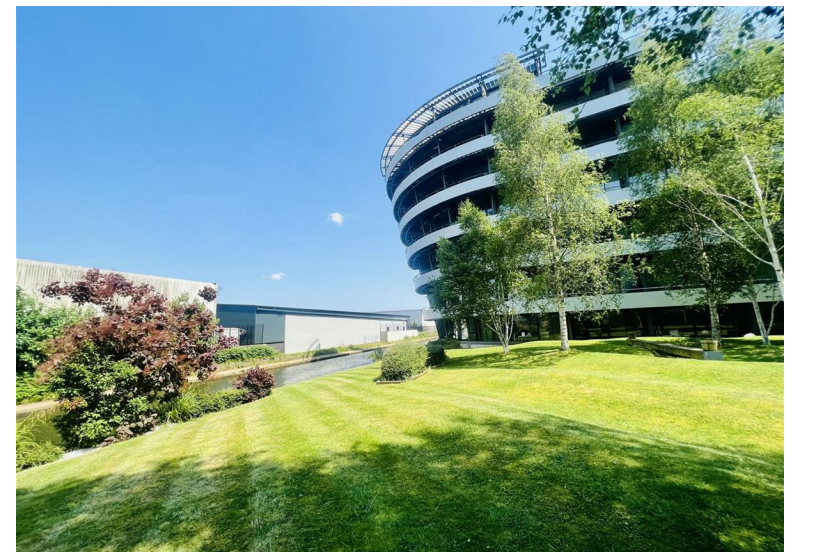
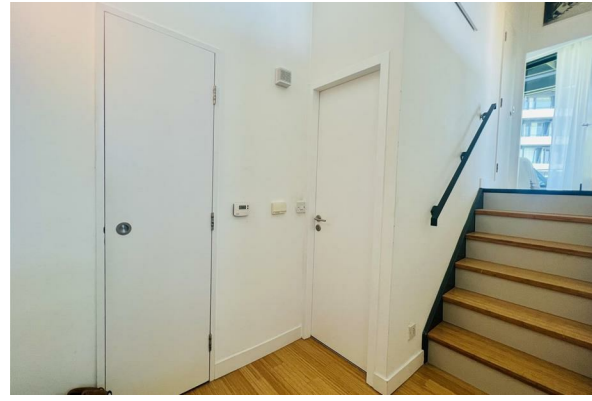


£250,000

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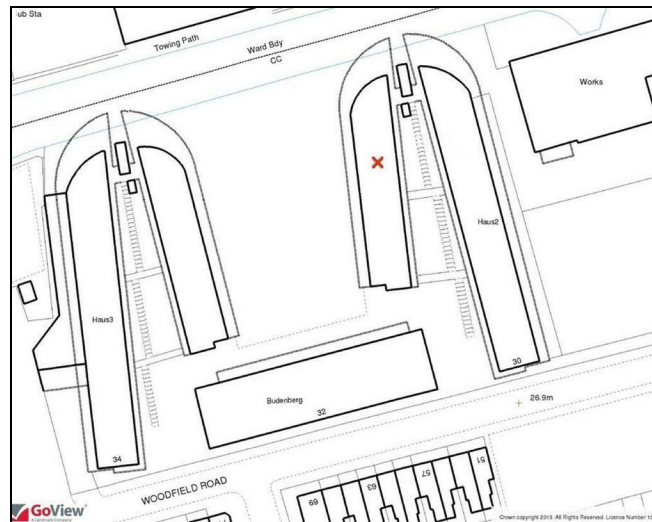


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A SUPERB CORNER APARTMENT LOCATED WITHIN THE STRIKING BUDENBERG DEVELOPMENT WITH BALCONY OVERLOOKING COMMUNAL GARDENS AND THE BRIDGEWATER CANAL WITH UNDERCROFT PARKING. 1025Sqft.

Private Entrance. Hall. Open Plan Living and Dining Room and Kitchen. Two Bedrooms. Bathroom. Communal Gardens. Parking. No Chain.



**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 'Foster and Partners' designed Third Floor Apartment within the striking Budenberg Haus Projekte Apartment Development by Urban Splash, conveniently located with Navigation Road Metrolink Station within walking distance, as is Altrincham Town Centre and the open space of John Leigh Park.

This particular property is one of a limited number of Apartments that are 'curved' in design featuring direct access from the Living Areas and both Bedrooms on to a fantastic 57' West facing Decked Balcony overlooking the Communal Gardens and Bridgewater Canal.

Furthermore, the Living Areas and Bedrooms enjoy full height and full width windows, flooding the property with light. Design features include, 12' high ceilings, full height windows, Bamboo flooring; a custom built Italian design Kitchen with appliances and a modern Bathroom with branded fittings and low voltage halogen lighting.

Externally, all residents enjoy the use of the fabulous Communal Gardens, which provide sitting areas and undulating lawns bordering on to the canal.

Secure Underground Garaging provides parking with two access points and One Reserved Parking Space serving this Apartment which is included in the sale.

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the apartments in addition to the elevator tower also rising to every level.

From the open walkway an Entrance door provides direct access in to the Apartment to a Split Level Hall. This has two short flights of steps leading to the Living and Bedroom accommodation. Cloaks and Storage Cupboards.

Fantastic 340 square foot Open Plan Curved Living and Dining Space with full height glass doors and windows giving access to and overlooking the Decked balcony. Open plan to the stylish Kitchen with integrated oven, hob, extractor, fridge, freezer and dishwasher.

Principal Bedroom enjoys a Walk in Wardrobe facility, full height glass doors and windows with Balcony access.

Bedroom Two with a staircase rising to a mezzanine level with built in bed deck and there is display and hanging storage below.

The Bedrooms are served by a modern Bathroom with white suite, chrome fittings, granite finishes and extensive toiletry and storage cabinets.

Overall, a striking apartment within a ground breaking development.

LEASEHOLD - 999 YEARS FROM 1ST JAN 2003 - COUNCIL TAX BAND 'E'

