



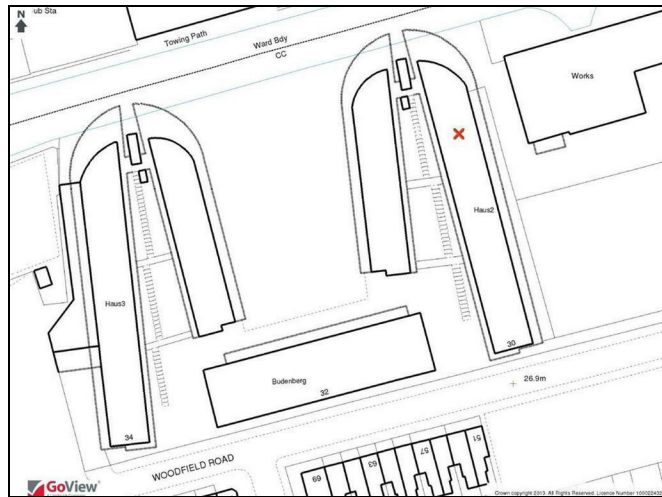
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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 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. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road 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 <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	76	76	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 that 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

# 2109 Budenberg Woodfield Road Altrincham, WA14 4RB



A GROUND FLOOR APARTMENT WITH LARGE PATIO AREA IN THIS POPULAR DEVELOPMENT CLOSE TO METRO AND ALTRINCHAM. 488 sqft.

Hall. Living/Dining Room. Integrated Kitchen. Bedroom. Bathroom. Terrace. Communal Gardens. Gated Development.

£140,000



# in detail



A Ground Floor Apartment set within the ground breaking canal side Budenberg Haus Projekte Apartment Development by Urban Splash featuring fabulous full height and full width windows which open onto a decked Terrace and large Patio Area.

Design features include, full height windows, bamboo flooring, a custom built Italian design Kitchen with appliances and a superbly appointed 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.

Conveniently Navigation Road Metrolink Station is with walking distance, as is Altrincham Town Centre and the open space of John Leigh Park.

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 at Ground Floor Level an Entrance door provides direct access in to the Apartment Hallway.

Living/Dining Room with virtually full height and full width window and sliding patio door which provides access onto the outside space comprising of a decked Terrace and a further Patio Area.

The Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink with tiled splash back. Integrated appliances including a stainless steel oven, hob and fridge freezer plus there is access to a useful storage cupboard.

There is a Double Bedroom with two tall vertical windows. The Bedroom is served by the Bathroom with white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC. Granite finishes and extensive toiletry and storage cabinets.

- Leasehold Term : 999 years from 1 January 2003  
- Council Tax Band C



Approx Gross Floor Area = 488 Sq. Feet  
= 45.23 Sq. Metres

