



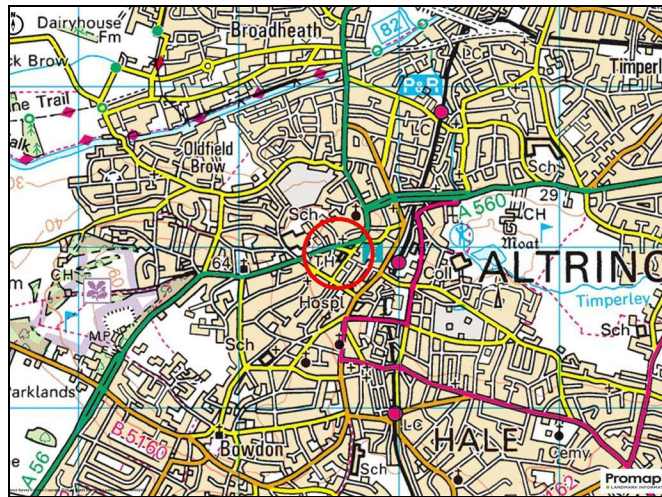
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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. Continue along and at the traffic lights turn left onto Regent Road, proceed towards the end of the road and turn right into Groby Road. The Development will then be found on the right hand side towards the end of the road.



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

Apartment 35 1a Edale Groby Road, Altrincham, WA14 1RS



AN EXCELLENT FIRST FLOOR APARTMENT IN A MODERN DEVELOPMENT WITH LIFT, IDEALLY POSITIONED IN THE HEART OF THE TOWN CENTRE. 686QFT.

Communal Entrance. Hall. Open Plan Living In Dining Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Communal Gardens. No Chain!

£259,500

in detail



An excellent First Floor Apartment in this superbly located, modern Development with Lift positioned literally within the heart of the Town Centre with its facilities, shops, the popular Market Quarter and the Metrolink on the doorstep.

The property extends to some 686 square feet and is well presented throughout with good specification Kitchen and Bathroom fittings, providing a Hall, Open Plan Live In Dining Kitchen and is served by Two Double Bedrooms and Two Bath/Shower Rooms, One being En Suite to the Principal Bedroom.



Externally, Edale is set within well maintained grounds and a particular feature, is the sunny aspect Balcony accessed via the Open Plan Live In Dining Kitchen.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:
Communal Entrance. Communal Hall with lift and staircase rising to the Upper Floors. First Floor Landing with Private Entrance to Apartment 35.

Entrance Hall with doors leading to the Living and Bedroom Accommodation. Access to useful store cupboard with heating system.

Open Plan Live In Dining Kitchen is a well proportioned and versatile space with window to the side elevation and windows and doors provide access to the sunny aspect Balcony.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring hob with extractor fan over and there is space and plumbing for a washing machine and fridge freezer.

Bedroom One with window to the front elevation. There is an extensive range of built in wardrobes and cupboards providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Tiling to the shower and sink areas.

Bedroom Two is another Double Bedroom with window to the side elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the bath and sink areas.

Externally, Edale is set within well maintained grounds and there are Communal Entrances to both the front and rear elevations.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 99 years from 24 June 2006 - - Council Tax Band D



Approx Gross Floor Area = 686 Sq. Feet
(Excluding Balcony) = 63.59 Sq. Metres

