



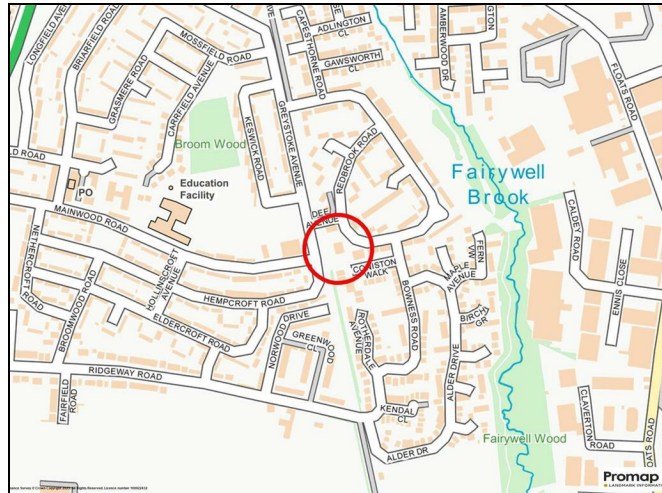
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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 St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the traffic lights into the continuation of Delahays Road. At the mini roundabout proceed straight over into Thorley Lane. Continue along past the church and just before the traffic lights with Shaftesbury Avenue turn right into Mainwood Road. Proceed to the end of the road and turn left on to Greystoke Avenue. Take the next right in to Dee Avenue, which becomes Redbrook Road, follow the road to the right then turn right again in to Gipsey Moth Close. The Apartment will be found in the left hand block.



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

Apartment 16, 2 Gipsey Moth Close Timperley, Altrincham, WA15 7GH



A WELL PRESENTED AND SUPERBLY PROPORTIONED GROUND FLOOR APARTMENT SET WITHIN A MODERN DEVELOPMENT, IN A POPULAR LOCATION EQUIDISTANT TO TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 693SQFT.

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

£170,000

in detail



A superbly proportioned Ground Floor Apartment within this modern Development equidistance to Timperley Village and Altrincham Town Centre, and walking distance to local schools and shops.

- Leasehold - 150 years from 1 January 2007 - Ground Rent £131.77 per annum - Service Charge £1071 per annum
- Council Tax Band B

The well presented property extends to some 693 square feet providing an Entrance Hall, Open Plan Living and Dining Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms.



Externally, there is Visitors parking and remote control secure gates lead to allocated Resident's Parking, set within well maintained Communal Gardens.

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

Comprising:

Communal Entrance with entry phone system. Communal Hallway. Private Entrance to Apartment 16. Hall with doors providing access to the Living and Bedroom Accommodation. Built in Cloaks cupboard.

Open Plan Living and Dining Kitchen with window to the rear elevation enjoying views over the gardens.



Kitchen fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer taps over and tiled splash back. Integrated appliances include an oven, four ring hob and extractor over, fridge, freezer, dishwasher and washer dryer. Wall mounted gas central heating boiler housed within the units. Two opaque windows to the side elevation.

Principal Bedroom One with window to the rear elevation enjoying views over the gardens. There are built in wardrobes along one wall 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, wash hand basin and WC. Tiling to the shower and sink areas.



Bedroom Two with window to the rear enjoying views over the gardens. There is a range of built in bedroom furniture providing wardrobes, cupboards, bedside units and a dressing table with inset mirror.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Part tiled walls.

Externally, there is Visitor Parking and remote secure gates lead to an allocated Resident's Parking area set within well maintained Communal Gardens.

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

Approx Gross Floor Area = 693 Sq. Feet
= 64.5 Sq. Metres

