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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. At the traffic lights, turn right into Lloyd Street, continuing past the first set of lights, over the bridge and left towards Tesco. Continue past the first set of lights, then at the second set turn right into Moss Lane. Continue along Moss Lane and the development will be found on the left hand side just opposite Stamford Park.



# 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		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

# 24 New Copper Moss Altrincham, WA15 8EG



**A WELL PRESENTED AND POSITIONED GROUND FLOOR APARTMENT ON THIS POPULAR DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE AND WITH STAMFORD PARK AND SCHOOL ON THE DOORSTEP. IDEAL FOR A FIRST TIME BUYER, YOUNG PROFESSIONAL, DOWNSIZER OR INVESTOR ALIKE. 600 SQFT.**

**Hall. Living/Dining Room. Open Plan Kitchen. Two Bedrooms. Bathroom. Parking. Communal Gardens. No Chain.**

**£203,000**



# in detail



A well presented and positioned Ground Floor apartment on this popular development close to Altrincham Town Centre, its facilities, the Metrolink, the popular Market Quarter and with Stamford Park and School on the doorstep.

The apartment extends to some 600 square feet providing an Entrance Vestibule, Hall, Open Plan Live In Dining Kitchen and Two Bedrooms served by a Bathroom.



Externally, the Development is set within well maintained Communal Gardens and there is a designated Residents Parking space serving Apartment 24.

This property is offered for sale with no chain and could be moved into with the minimum of fuss and would be ideal for a first time buyer, young professional, downsizer or investor alike.

Comprising:

Communal Entrance with video entry phone. Communal Hall with Private Entrance to Apartment 24. Video phone entry system.

Entrance Vestibule. Hall with doors providing access to the Living and Bedroom Accommodation.

Two useful storage cupboards, one housing the high pressure hot water tank and having space and plumbing for a washing machine.

Open Plan Live In Dining Kitchen is a superb space with clearly defined areas. To the Living Area there is a bay with three inset windows overlooking the rear elevation.

Kitchen Area fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel, one and half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over, fridge, freezer and dishwasher.

From the Hall there is access to Two Bedrooms served by a Bathroom.

Bedroom One with two windows to the side elevation. Built in wardrobes providing hanging and storage space,

Bedroom Two 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 electric shower over, wash hand basin and WC. Tiling to the walls and floor.

Externally, The New Copper Moss Development is surrounded by well-maintained Communal Areas, laid to lawn with well stocked borders and seating areas.

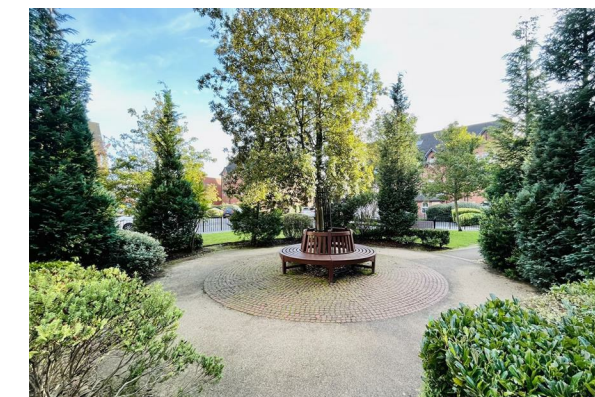
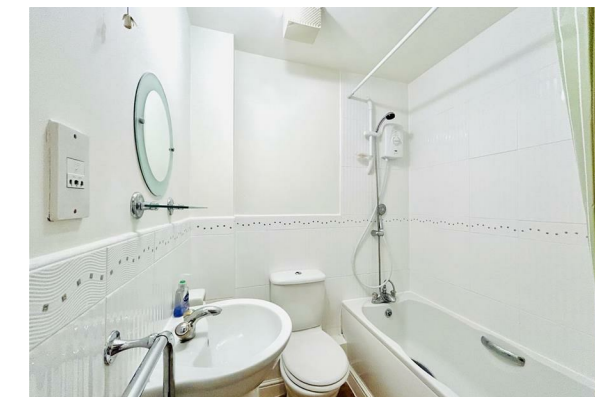
There is designated Residents Parking with an allocated space serving Apartment 24. Communal lockable bike stores and bin stores.



This property is offered for sale with no chain and could be moved into with the minimum of fuss, and would be ideal for first time buyer, young professional, downsizer or investor alike.

- Leasehold - 125 years from 1 July 2004

- Council Tax Band C



Approx Gross Floor Area = 600 Sq. Feet  
= 55.74 Sq. Metres

