

### **HALE OFFICE:**

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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the top of Victoria Road, turn right onto Hale Road. Continue for some distance towards Hale Cemetery, before turning left into Westminster Road. Westminster Road becomes Bancroft Road and Hermitage Court will be found on the left hand side.

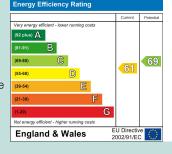


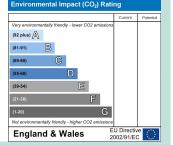


## energy efficiency

In line with Government Legislation, we are now able to provide an

Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales 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 by to ensure accuracy, measurements used in this brooking marketing an expression specific priority in the sale since in the preferral international table the measurements in order to have carrets fitted or now that existing firmit is well fit they should take the measurements the measurements in order to have carrets fitted or now that existing firmit is well fit they should take the measurements the measurements in order to have carrets fitted or now that existing firmit is well fit they should take the measurements the measurements in order to have carrets fitted or now that existing firmit is well fit they should take the measurements the measurements in order to have carrets fitted or now that existing firmit is well fit they should take the measurements the measurement in the measurement in the property of the sale since the sale since the measurement is now that the sale since the sale s



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# Flat 5 Hermitage Court Bancroft Road Hale, Altrincham, WA15 8BH



AN EXCELLENT VALUE FOR MONEY, SUPERBLY PROPORTIONED SECOND FLOOR APARTMENT, WALKING DISTANCE TO STAMFORD PARK AND SCHOOL AND CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 977SQFT

Hall. Living and Dining Room. Breakfast Kitchen. Three Double Bedrooms. Bathroom. Communal Gardens. Residents Parking. Garage. No Chain.

£260,000





An excellent value for money Second Floor Apartment in a popular location within walking distance of Stamford Park and School and being close to Altrincham Town Centre, its amenities, the popular Market Quarter, the Metrolink and Hale Village with its range of fashionable shops, eateries and bars.



The superbly proportioned property extends to some 977 square feet providing a Hall, Living and Dining Room and Breakfast Kitchen, served by Three Double Bedrooms and a Family Bathroom.

Externally, there is Resident's Parking in addition to a Single Garage serving the Apartment. Hermitage Court is set within well maintained Communal Gardens to the front and rear.

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

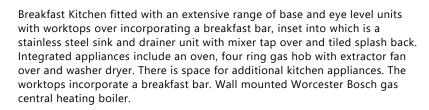
Comprising:

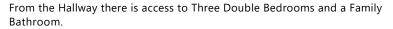


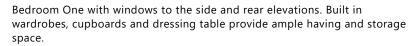
Communal Entrance with entry phone system. Communal Hallway with a staircase rising to the Upper Floors. Communal Landing with a Private Entrance to Apartment 5.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in cloaks and storage cupboard.

Living and Dining with windows to the side and rear elevations. Contemporary wall mounted electric fireplace feature.







Bedroom Two with window to the side elevation. Built in double wardrobe ample hanging and storage space.

Bedroom Three with window to the side elevation. Built in wardrobes providing hanging and storage space.





The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Built in airing cupboard. Opaque window to the side elevation.

Externally, there is Resident's Parking in addition to a Garage serving Apartment 5.

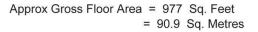


Hermitage Court is set within well maintained Communal Gardens laid mainly to lawn well stocked borders.

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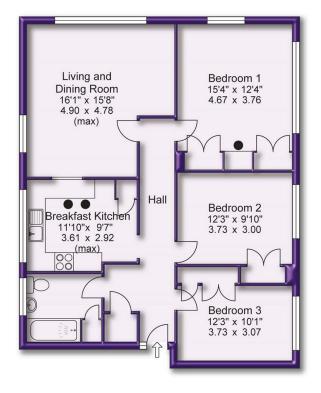
- Leasehold 999 years from 25 March 1968
- Council Tax Band C













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