



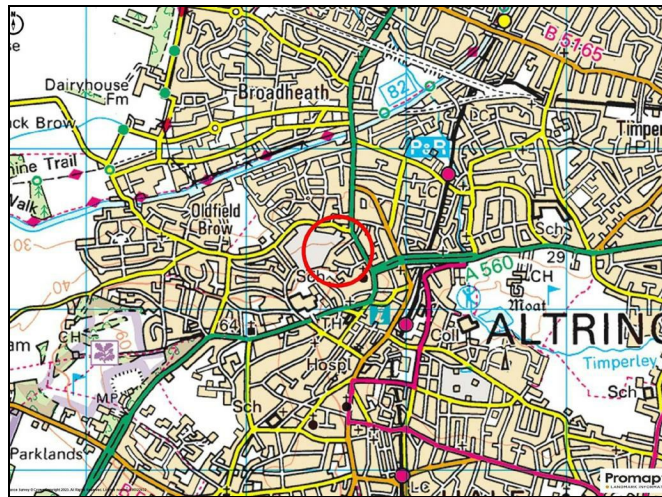
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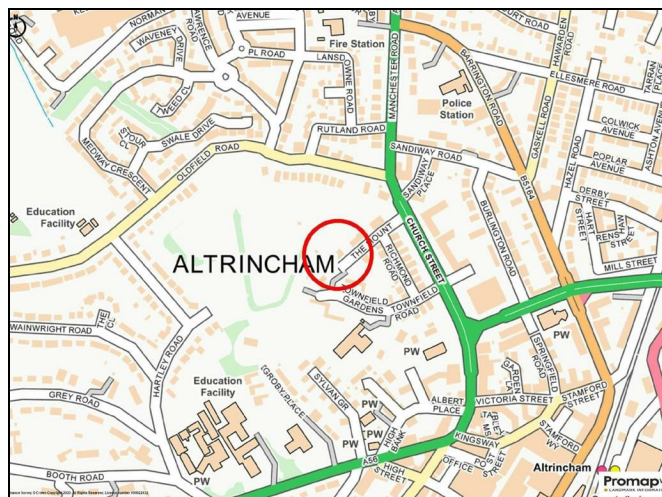


INDEPENDENT ESTATE AGENTS

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. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station and at the next set of traffic lights turn left onto Woodlands Road. At the next set of traffic lights turn right by the Cresta Court Hotel onto the main A56 Chester/Manchester Road. Proceed along, passing Townfield Road and turn left into The Mount. Proceed to the end of The Mount and the property 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
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			
		53	61
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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

Apartment 4, 12 The Mount Altrincham, Cheshire, WA14 4TU



A SUPERBLY PROPORTIONED FIRST FLOOR DUPLEX APARTMENT SET WITHIN AN IMPRESSIVE DETACHED VICTORIAN CONVERSION, CONVENIENTLY LOCATED CLOSE TO THE TOWN CENTRE AND OVERLOOKING JOHN LEIGH PARK. 1121sqft.

Communal Hall. Private Entrance. Hall. Lounge. Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Parking.

£399,950

in detail



A superbly proportioned First and Second Floor Apartment set within this most impressive Detached Victorian Conversion of only 4 apartments, wonderfully positioned bordering onto and overlooking the open space of John Leigh Park.

This peaceful location is within a few minutes walk of Altrincham Town Centre, Outstanding Primary and Grammar schools, The Metrolink and the popular Market Quarter.

The property provides accommodation extending to approximately 1100 square feet, comprising a spacious Lounge, Kitchen and Three Double Bedrooms over Two Floors, served by Two Bath/Shower Rooms, one bedroom currently utilised as a Dining Room and with the Principal Bedroom having a Walk in Wardrobe and En Suite facility.

Externally, a remote-control Gated Entrance provides access to Reserved parking for Two cars, being the first two spaces on the right hand side with attractively laid out Communal Gardens to the front.

- Leasehold 999 years from 1 January 2001
- Council Tax Band D



Approx Gross Floor Area = 1121 Sq. Feet
= 104.2 Sq. Metres

