



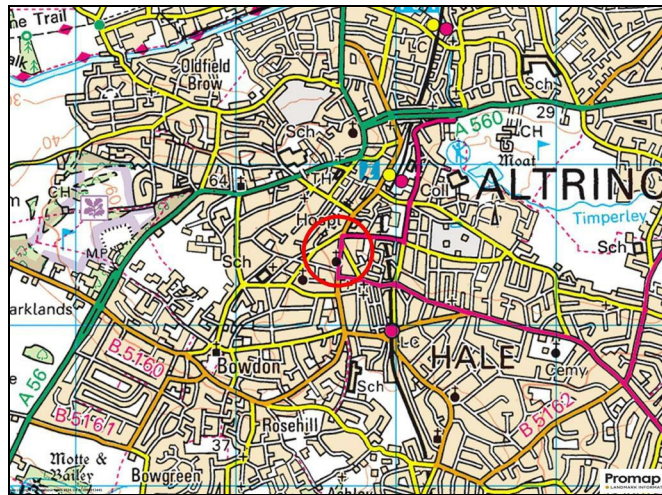
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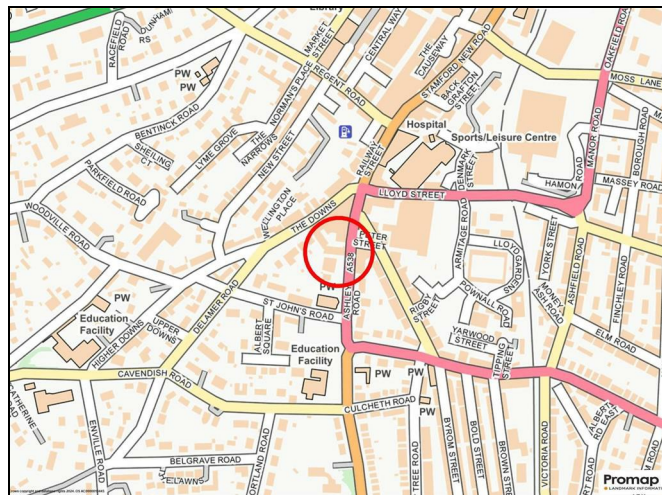


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road to the traffic lights. Turn right into the continuation of Ashley Road, proceed straight over at the mini roundabout and the development 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)

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	EU	England & Wales		EU Directive 2002/91/EC	EU

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

Apt 30, Ashley House 30 Ashley Road Altrincham, WA14 2YL



A SUPERB TOP FLOOR APARTMENT ENJOYING FAR REACHING VIEWS AND WITH ALTRINCHAM TOWN CENTRE, METROLINK AND MARKET QUARTER LITERALLY ON ITS DOORSTEP. 440 SQFT.

Communal Entrance. Communal Hall. Entrance Hall. Open Plan Living Room and Dining Kitchen. Bedroom. Bathroom. Option to Rent Attached Parking.

£245,000

in detail



A superbly positioned Top Floor Apartment enjoying far reaching views and with Altrincham Town Centre, its amenities, the Metrolink and popular Market Quarter literally on its doorstep.

The well presented property with the accommodation extending to some 440 sq ft providing a Hall, Open Plan Living and Dining Kitchen served by a Double Bedroom and Bathroom.

Externally, there is an attached car park with the current owner having an option to rent two Parking spaces at the cost of £60 per month per space.

Comprising:

Communal Entrance. Communal Hall with staircase and Lift rising to the Upper Floors. Fourth Floor Landing with Private Entrance to Apartment 30.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Entry phone system. Built in storage cupboard with heating system and there is space and plumbing for a washer dryer.

Open Plan Live In Dining Kitchen with two windows enjoying far reaching views to the side elevation.

The Kitchen Area is fitted with an extensive range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a Bosch stainless steel oven, four ring hob with extractor fan over, fridge freezer and dishwasher.

Bedroom with window enjoying far reaching views to the side elevation. Built in wardrobe providing ample hanging and storage space.

Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin with built in storage below and WC. Extensive tiling to the walls. Inset mirror. Chrome finish heated towel rail.

Externally, there is an attached car park with the current owner having an option to rent two Parking spaces at the cost of £60 per month per space.

- Leasehold 250 years from and including 25 December 2019
- Council Tax Band B



Approx Gross Floor Area = 440 Sq. Feet
= 40.9 Sq. Metres

