



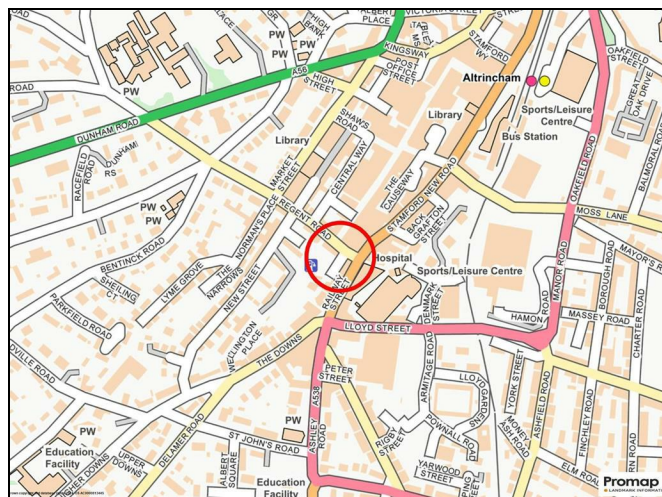
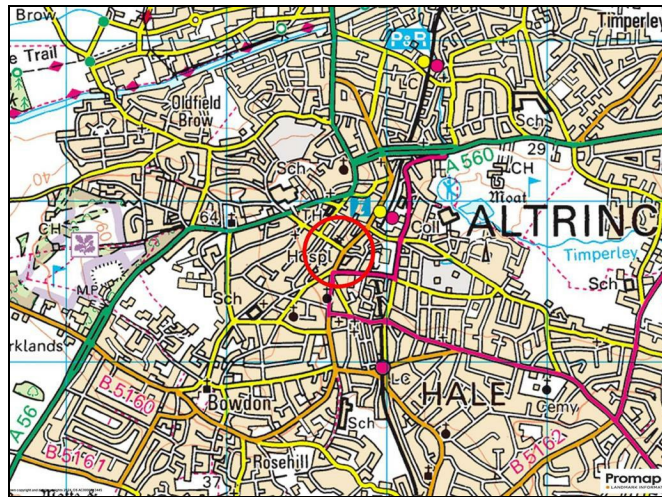
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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



# 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

# 1 Lloyd Square Altrincham, WA14 2RL



**\*\*CASH BUYERS ONLY\*\***

**AN OPPORTUNITY TO PURCHASE A FIRST AND SECOND FLOOR APARTMENT WITH ALTRINCHAM TOWN CENTRE LITERALLY ON ITS DOORSTEP. 1045 SQFT.**

**Entrance Vestibule. Living/Dining Room. Potential Kitchen. Study. Two Double Bedrooms. Potential Bathroom. Two Separate WC's. No Chain.**

**£175,000**

# in detail



An opportunity to purchase a First and Second Floor Apartment, superbly located with Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink on its doorstep.



The property has until recently been used as a commercial unit with an office layout and therefore will need remodeling to convert to an Apartment with planning permission already approved.

The accommodation extends to some 1045 square feet providing an Entrance Vestibule to the Ground Floor, a Living/Dining Room, Study, potential Kitchen and WC to the First Floor and Two Double Bedrooms served by a potential Bathroom and Separate WC to the Second Floor.

This property is offered for sale with no chain.

Comprising:

Entrance Vestibule with staircase rising to the First Floor. Window to the side elevation.

First Floor Landing with access to a Lounge, proposed Kitchen, Study and WC with two windows to the side elevation.

Lounge with window to the front elevation.

Proposed Kitchen.

Study with window to the rear elevation.

WC with white suite.

To the Second Floor Landing there is access to Two potential Double Bedrooms, a proposed Bathroom and Separate WC.

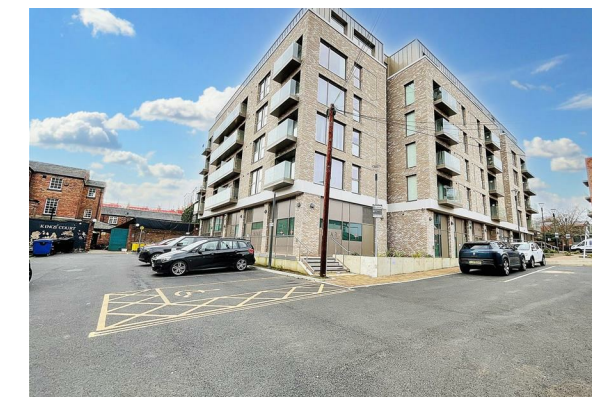
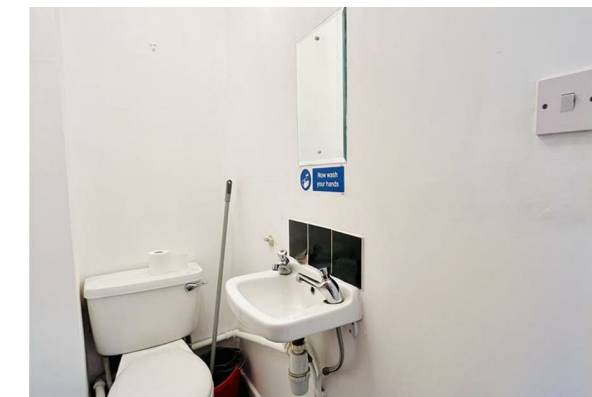
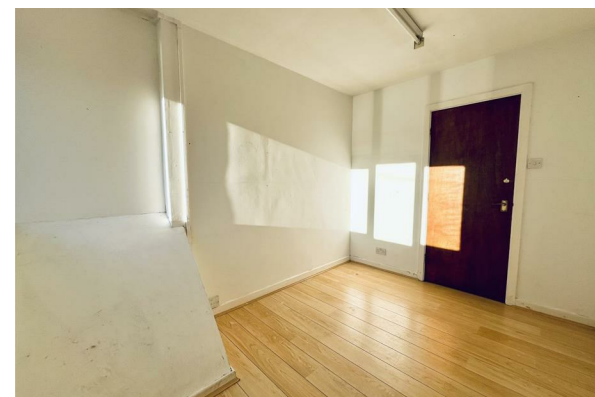
Bedroom One with window to the front elevation.

Bedroom Two with a window to the rear elevation.

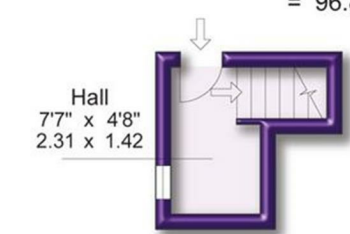
Potential Bathroom with skylight window.

Sep WC with white suite.

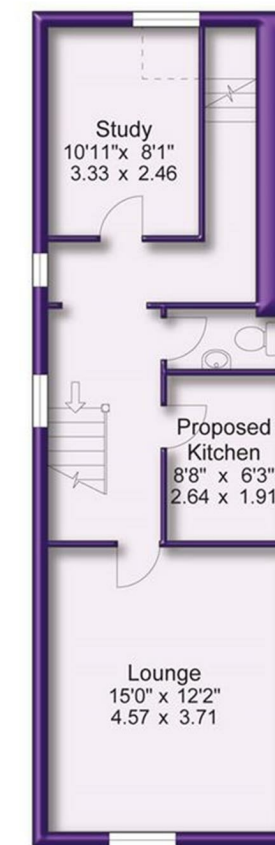
This property is offered for sale with no chain.



Approx Gross Floor Area = 1045 Sq. Feet  
= 96.87 Sq. Metres



Ground Floor



First Floor



Second Floor