



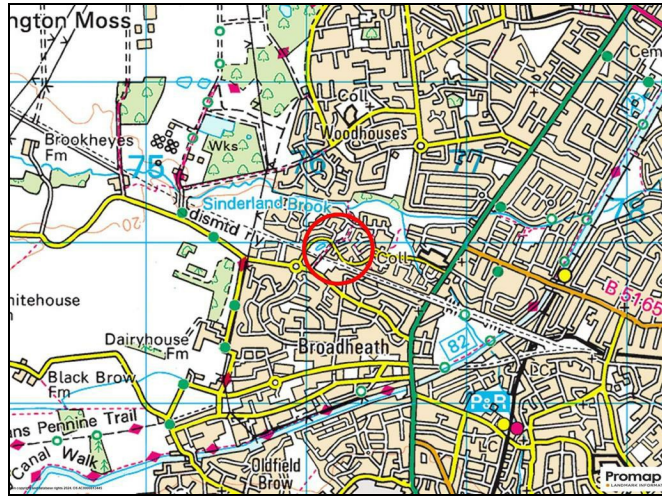
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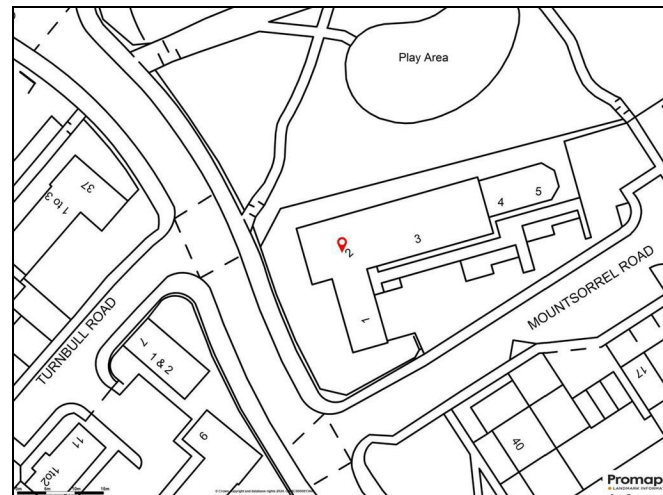
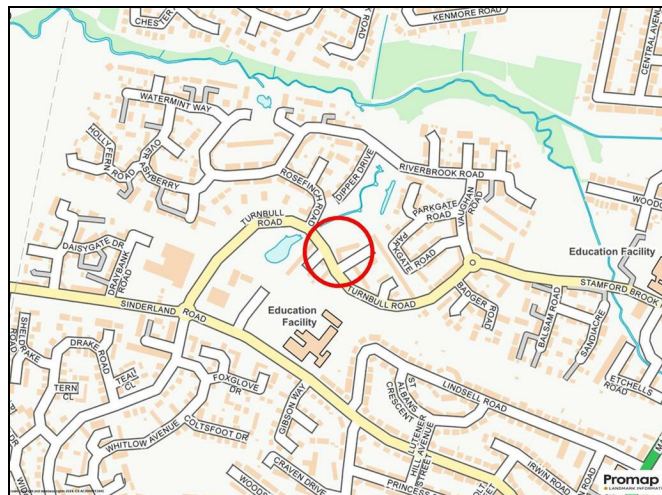


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road/ A56 and continue along for 1.7 miles. Eventually, turn right onto Stamford Brook Road and after 0.3 miles, at the roundabout, take the 1st exit onto Turnbull Road. Turn right onto Mountsorrel Road and the property will be found straight ahead.



# 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			
England & Wales	EU Directive 2002/91/EC	78	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



INDEPENDENT ESTATE AGENTS

# Apt 6, 2 Mountsorrel Road West Timperley, Altrincham, WA14 5XL



**A SPACIOUS, BEAUTIFULLY APPOINTED SECOND FLOOR TOP FLOOR APARTMENT LOCATED ON THIS POPULAR DEVELOPMENT ENJOYING AN OPEN ASPECT. 603SQFT.**

**Hall. 285 sqft Open Plan Living and Dining Room and Kitchen. Two Double Bedrooms. Bathroom. Guest and Residents Parking. Communal Gardens**

**£217,500**

# in detail



A superbly appointed Second Floor Top Floor Apartment set within the ground-breaking Stamford Brook Development by Redrow Homes which was built in conjunction with the National Trust and was designed to ensure that the wide open spaces between the different parts of Development remain and wildlife corridors have been created providing delightful walks towards the open countryside surrounding.

This particular Apartment enjoys an open aspect across a green and Children's play area to the front, towards the wildlife corridor.

Stamford Brook is ideally positioned within a convenient reach of Altrincham Town Centre, the Metrolink at Timperley and within an easy reach of the Motorway Networks serving the region.

The property offers well proportioned rooms throughout, in particular featuring a fabulous Open Plan Living and Dining Room with Kitchen Area and provides Two Double Bedrooms served by a well appointed Family Bathroom.

As such, this property is ideally suited to a single person or professional couple.

Comprising:

Communal Entrance to Communal Hall with staircase to the Second Floor Landing. Private Entrance serving Apartment 6.

L shaped Hall with large airing, cloaks and storage cupboard off and wood finish flooring.

285 square foot Open Plan Living and Dining Room and Kitchen Area with a continuation of the wood finish flooring. French doors open onto a delightful Juliette Balcony enjoying the open aspect to the front, and with a further window overlooking the same.

The Kitchen Area is fitted with a range white high gloss finish laminate fronted units with stainless steel finish handles and built in oven, hob and extractor fan. Further freestanding appliances which may be available to purchase subject to negotiation.

There are Two Double Bedrooms with the Principal Bedroom enjoying built in wardrobes and storage.

The Bedrooms are served by the Bathroom which is well-appointed with a white suite, providing a bath with thermostatic shower over and 'drench' shower head and hand held shower fitting, circular bowl wash hand basin on a stand and WC. Tiling to the walls and floor.

External, there are Guest and Residents Parking facilities to the rear of the property and with neatly tended Garden areas to all sides.



Gas central heating. Double Glazing.

A perfect property for first time buyer or a 'Buy to Let' investor.

- Leasehold - 125 years from 01/01/2005
- Council Band B



Approx Gross Floor Area = 603 Sq. Feet  
= 56.0 Sq. Metres

