



**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

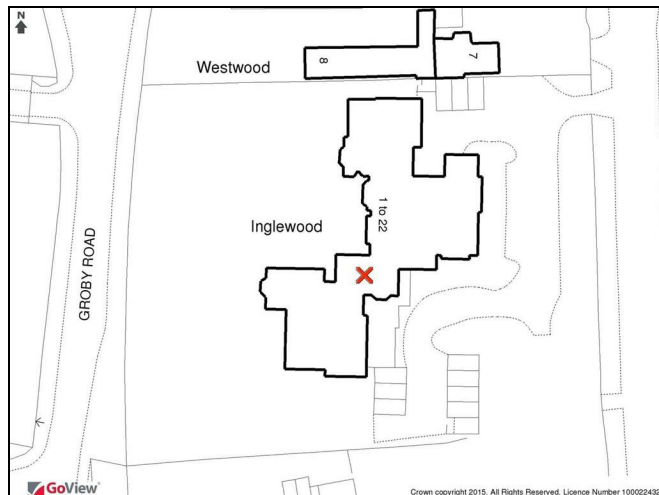
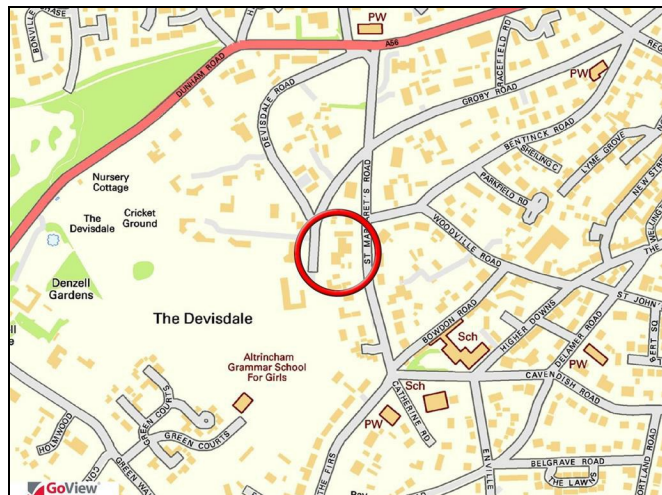


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across in to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, turn right into The Firs. Proceed along The Firs and take a second left turning on to St Margarets Road. The Inglewood Development will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

# Flat 6, Inglewood St. Margarets Road Altrincham, WA14 2AP



**AN IMMACULATELY PRESENTED FIRST FLOOR OVER 55'S RETIREMENT APARTMENT WITH LIFT AND VIEWS OVER THE SOUTH FACING COMMUNAL GARDENS AND WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 698sqft.**

**Communal Entrance. Hall. Open Plan Living and Dining Room. Kitchen. Two Bedrooms. Bathroom. Resident Parking. Delightful Communal Gardens. NO CHAIN! NO PETS**

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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 that 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.

**£215,000**



# in detail



An immaculately presented First Floor Over 55's Retirement Apartment set within the well regarded Inglewood Development, walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter, and also has St Mary's Church and Bowdon Synagogue within a few minutes walk. In addition, the open space of The Devisdale is on the doorstep with lovely walks towards Dunham Massey nearby.



The Inglewood development is set within beautiful maintained Communal Gardens, which are laid to a large expanse of lawn with a backdrop of substantial mature trees within the boundaries of this and neighbouring properties providing excellent privacy a most attractive outlook.

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



The well proportioned Apartment extends to some 698 sqft providing a Hall, Open Plan Living and Dining Room with views over the Communal Gardens and Kitchen served by Two Bedrooms and a Bathroom.

Inglewood is set within substantial grounds with Residents Parking. The Communal Gardens are a particular feature laid to lawn with well stocked borders and enjoy a South facing, therefore sunny aspect.

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 Hall with a lift and staircase providing access to the Upper Floors. First Floor Landing with private access to Apartment 6.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in cloaks with shelving. Coved ceiling.

Open Plan Living and Dining Room is a superb space with clearly defined areas. To the Living Area there are four windows to the side elevation enjoying delightful views over the Communal Gardens. To the Dining Area there is ample space for a table and chairs. Coved ceiling.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is sink and drainer unit with mixer tap over. There is ample space for Kitchen appliances. Wall mounted gas central heating boiler. Window to the enjoying views over the Communal Gardens.

Principal Bedroom One with a window to the front elevation enjoying views over the gardens. Coved ceiling.

Bedroom Two is a good sized Single Room with window to the front elevation. Coved ceiling.

The Bedrooms are served by a Bathroom fitted with a coloured suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Extensive tiling to walls. Extractor fan.

Externally, a Driveway leads to Resident Parking facilities serving the Development.



LEASEHOLD - Term : 999 years from 17 December 1983 - Peppercorn Ground Rent £1  
COUNCIL TAX BAND - C  
Service Charge £200 PCM

Approx Gross Floor Area = 698 Sq. Feet  
= 64.8 Sq. Metres

