

HALE OFFICE:

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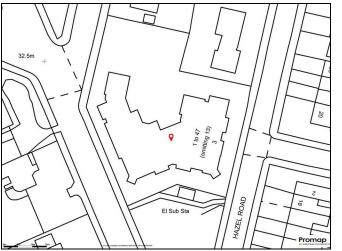
SALE OFFICE:

Email: sale@watersons.net INDEPENDENT ESTATE AGENTS





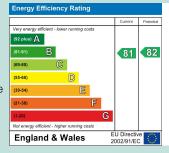


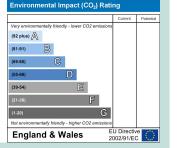


energy efficiency

In line with Government Legislation, we are now able to provide

Energy Performance Certificate (EPC) rating (see table on the riaht)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items sescribed 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, neasurements 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

Apartment 6 Speakman Court Hazel Road

Altrincham, WA14 1BP



A WELL PROPORTIONED AND SUPERBLY POSITIONED GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT GARDEN ACCESS WALKING DISTANCE OF ALTRINCHAM **TOWN CENTRE. 560sqft.**

Hall. Living/Dining Room. Fitted Double Bedroom. Shower Room. Lift. Guest Suite. Resident Lounge and Laundry. 24 Hour Emergency Care System. House Manager. Communal Gardens. Resident/Guest Parking. No Chain.

£180,000

in detail





A well proportioned and superbly positioned Ground Floor Retirement Apartment within the popular Speakman Court built by McCarthy and Stone, enjoying an excellent location within walking distance of Altrincham Town Centre.

The well presented property extends to some 560 sq ft providing an Entrance Hall, Living and Dining Room and Kitchen served by a Bedroom and Shower Room.



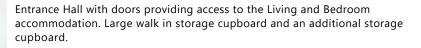
In common with Retirement developments, Speakman Court has safety features to include: House Manager, 24 hour Management Call-Out, waist height easy reach power points, telephone and TV aerial points.

In addition, there are Communal Living Areas for the use of all the Residents particularly when entertaining family, in addition to overnight Guest Accommodation.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Communal Hall. Private Entrance to Apartment 6.



Living and Dining Room with decorative fireplace feature and a window and door overlook and provide access to a private patio area and Communal Gardens.

Kitchen fitted with a range of base and eye level units with concealed lighting, stainless steel handles and worktops over, inset into which is a stainless steel sink and drainer unit. Ample space for a range of appliances. Integrated extractor fan. Window to the rear elevation. Tiled walls and floor.

Double Bedroom with built in wardrobes, drawers, shelves and bed side units. Window to the rear elevation.

Shower Room with modern white suite and chrome fittings, double width shower cubicle with glazed sliding door, wash hand basin with built in storage below and WC. Inset mirror. Tiled walls and floor.

Externally, in addition to the lovely Communal Gardens there are extensive Guest and Resident Parking facilities.

A First Class Retirement Apartment offered For Sale with No Chain.

- Leasehold : 125 years from 1 January 2010
- Council Tax Band C

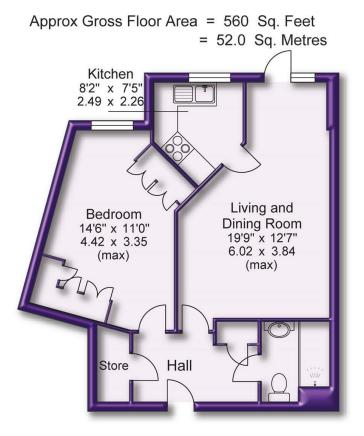
















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