



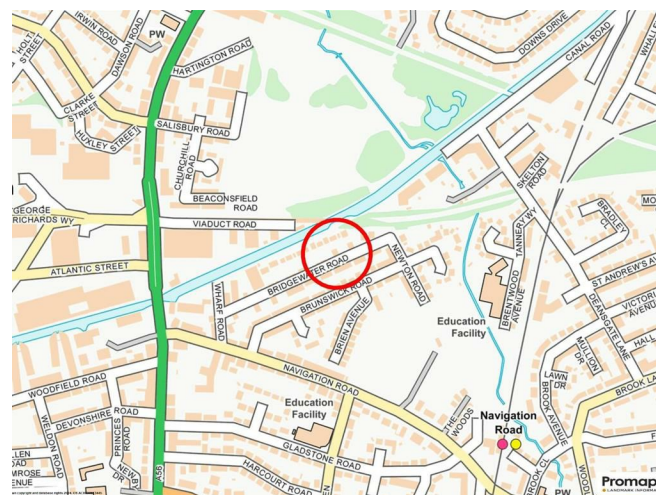
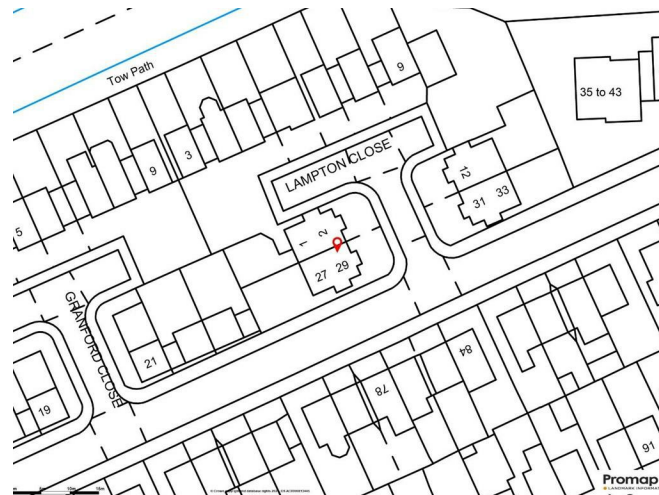
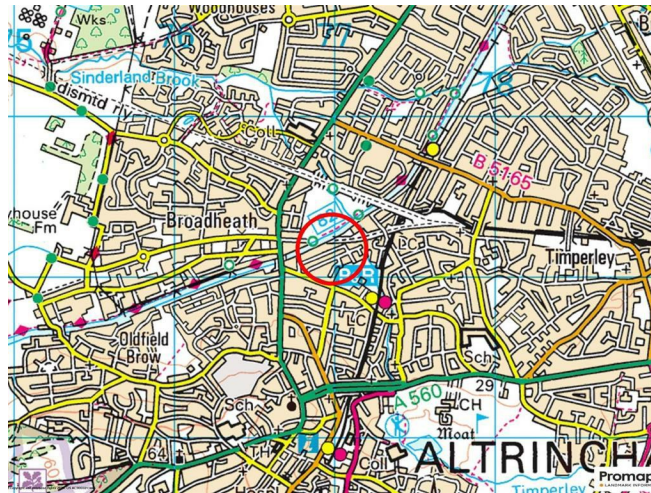
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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	
		74	76				

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 27 Bridgewater Road Altrincham, Cheshire, WA14 1LB



**A LOVELY GROUND FLOOR APARTMENT BENEFITING FROM TWO PARKING SPACES CLOSE TO NAVIGATION ROAD METROLINK STATION & ALTRINCHAM TOWN CENTRE.**

**Entrance Hall. Lounge / Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Two Off Road Parking Spaces. No Chain!**

**£190,000**



# in detail



An excellent Two Bedroom Ground Floor Flat, benefitting from its own private entrance as opposed to a communal entrance, making it feel more like a house than a flat.

Well located for Altrincham Town Centre, the Metrolink at Navigation Road and the Market Quarter, in a popular Residential Area.

Entrance Hall.

Bright and airy Lounge/Dining Room.

Kitchen with appliances.

Two good Bedrooms.

Bathroom with shower.

Off road parking to the front.

UVPC Double Glazing and Gas Central Heating.

An excellent value starter home or buy to let investment.

- Leasehold - 999 years from 1 March 1998
- Council Tax Band B



Approx Gross Floor Area = 530 Sq. Feet  
= 49.13 Sq. Metres

