



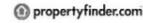
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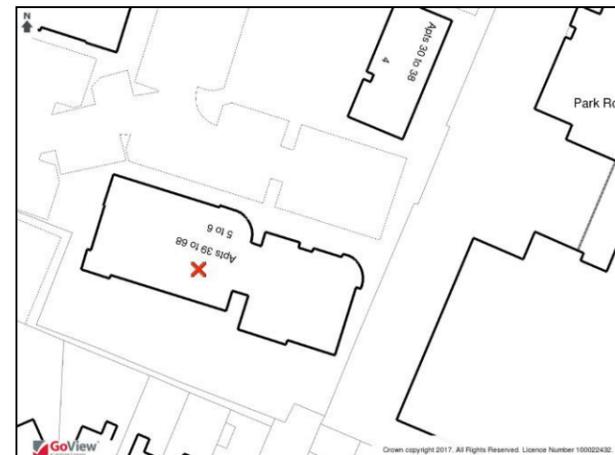


INDEPENDENT ESTATE AGENTS

# location

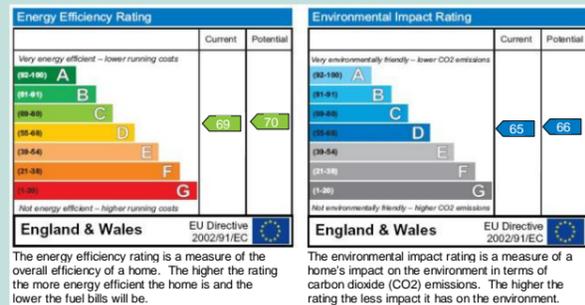


From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. at the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over the next set of traffic lights to the continuation of Delahays Road. Proceed over the mini roundabout where the road becomes Thorley Lane and continue over the traffic lights onto the continuation of Thorley Lane towards Timperley Village. At the next set of traffic lights in Timperley Village proceed straight across into Park Road, continuing over the bridge and for almost the full length of Park Road, passing Timperley Metrolink on your right. The Romana Square Development will be found after a short distance on the left hand side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



**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

# 49, 5 Romana Square Timperley, Altrincham, Cheshire, WA14 5QB



**A SUPERB, STYLISH DUPLEX APARTMENT WITH SOUTH FACING BALCONY OVERLOOKING LANDSCAPED GARDENS. 1412 sqft**

Hall. 28' Live In Breakfast Kitchen. 22' Mezzanine Lounge/Dining Room. Two Bedrooms. Two Bath/Showers. Balcony. Parking. Communal Gardens. Concierge Service.

*“ A larger than average Apartment in a popular location ”*

**£289,950**

# in detail



A superbly sized Duplex Penthouse Apartment located in the popular Romana Square development built by Linden Homes in 2005.

The location is supremely convenient, with Timperley Metrolink and the A56 on the doorstep providing easy access into Manchester City Centre and Manchester Airport.



The Penthouse extends to approximately 1,412 sqft over two floors featuring an impressive 22' x 17' Mezzanine Lounge/ Living Space with Roof Terrace directly off.

The Romana Square Development features a Concierge Service, Residents Spa Suite with fitness facilities, secure Gated Entrance, video entry phone systems to each Apartment, allocated Parking and beautifully landscaped Communal Gardens.

An internal inspection will reveal:

Communal Entrance with entry phone system to Communal Hall with staircase to the Second Floor Communal Landing. Private Entrance serving Apartment 49.

'L' shaped Entrance Hall with doors leading to the Bedrooms, Bathroom and Living Accommodation. Useful Utility Area with washing machine.

Fantastic live in Breakfast Kitchen and Living/Dining Area ideal for entertaining and extending to some 28' x 12' with 18' vaulted ceiling with staircase leading to a Mezzanine Lounge/Living Space.

Dining/Living Area with patio doors and Juliette balcony which overlooks and enjoys a Communal Garden aspect.

The Dining/Living Area provides ample space for a full dining table and chairs.

The Kitchen is superbly appointed with a range of wood effect laminate fronted units, a full range of appliances to include a stainless steel oven, hob and extractor, built in fridge freezer and dishwasher. A window overlooks the side elevation and a door leads to an under stairs storage cupboard.

To the Mezzanine Level is an impressive 22' x 17' Lounge/Living Space with 14' vaulted ceiling and patio doors which lead to the delightful 20' x 7' Roof Terrace which overlooks the Communal Gardens.

A door leads to the Third Floor Communal Hallway.

There are Two Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Principal Bedroom measures 19' x 9' and enjoys an En Suite Shower Room with modern white suite with double shower cubicle, thermostatic shower and glazed sliding door, chrome fittings and extensive ceramic tiling. Part tiled walls with chrome finish heated towel rail and extractor fan. Wash hand basin and WC. Chrome finish halogen lighting.

Bedroom Two is another good sized double room and measures 15' x 8' overlooking the Communal Gardens.



The bedrooms are served by a stylish Family Bathroom with modern white suite, chrome fittings, extensive ceramic tiling, chrome finish heated towel rail and halogen lighting.

Externally, the Development is approached through a Gated Entrance with Guest and Resident Parking facilities with an allocated Parking Space for Apartment 49. The Development has been designed with all Apartments overlooking the beautifully landscaped gardens, providing large expanses of lawn dispersed with pathways and seating areas.



Overall a much larger than average Apartment which is most individual in design.

Service Charge Information: Ground Rent - £219.05 Per Annum - Service Charge - £1,080.00 Per Annum

Approx Gross Floor Area = 1412 Sq. Feet  
= 130.89 Sq. Metres  
(exc. void over Breakfast Kitchen)

