



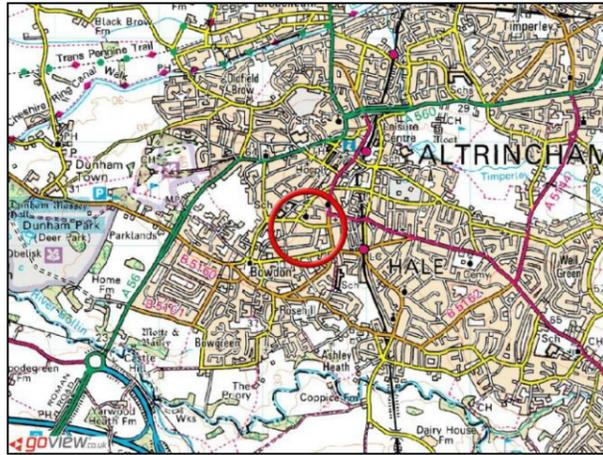
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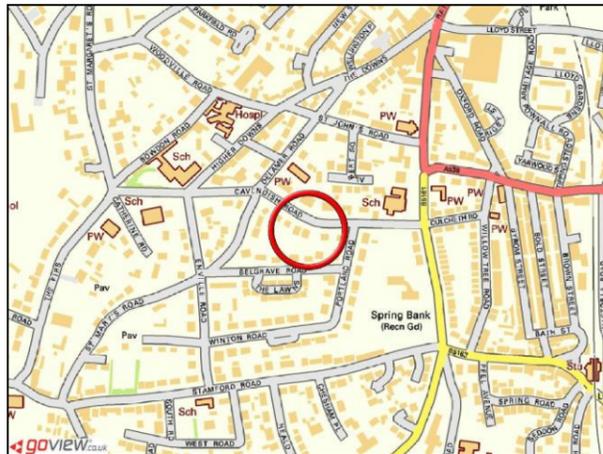


INDEPENDENT ESTATE AGENTS

# location

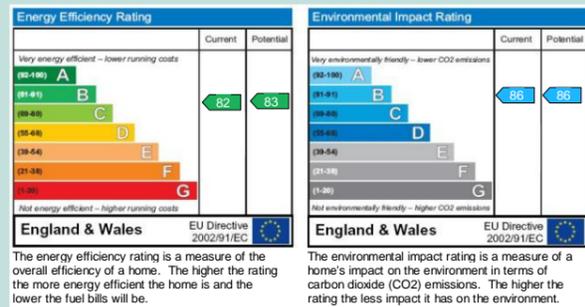


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre, past the station to the next set of traffic lights and continue across onto Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road and the Development will be found on the right 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

# 3320 Budenberg, Woodfield Road Altrincham, Cheshire, WA14 4RP



**A THIRD FLOOR APARTMENT WITH FAR REACHING VIEWS FROM BALCONY AND UNDERCROFT PARKING IN THE STRIKING BUDENBERG DEVELOPMENT WALKING DISTANCE TO METRO. 714sqft.**

Hall. Living/Dining Room. Kitchen. Two Bedrooms. Bathroom. 16' Balcony Area. Communal Gardens. Lift. No Chain.

“ *Would suit a First Time Buyer and Investors alike* ”

**£165,000**

# in detail



A fabulous 'Foster and Partners' designed Third Floor Apartment within the striking Budenberg Haus Projekte Apartment Development by Urban Splash and superbly appointed throughout.

Design features include 12' high exposed concrete and steel ceilings, full height windows, Bamboo flooring, a custom built Italian design Kitchen with appliances and a superbly appointed contemporary design Bathroom with branded fittings and low voltage halogen lighting.



Conveniently Navigation Road Metrolink Station is within walking distance, as is Altrincham Town Centre and the open space of John Leigh Park. of the Communal Gardens. Parking is provided by secure underground Garaging and there is One Reserved Parking Space serving this Apartment.

An internal inspection will reveal:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the Apartments in addition to the elevator tower also rising to every level.

Split level Hallway with glass balustrade and bamboo flooring with door to Utility Cupboard with space and plumbing for a washing machine. 16' x 12' Living and Dining Room with vaulted concrete ceiling and virtually full width floor to ceiling patio doors onto the Balcony Area which enjoys Garden views. The room opens upon to the stylish custom made Dining Kitchen with a range of contemporary fitted units and integrated stainless steel oven, hob, extractor and dishwasher, shelf with lights under and glass splash back.

11' x 9' Principal Bedroom One is a double Bedroom.

8' x 7' Bedroom Two is a good size single room with access to useful under stairs storage.

The Bedrooms are served by a very stylishly appointed contemporary design Bathroom with white suite, chrome fittings, granite finishes, shower over bath, extensive toiletry and storage cabinets, mirrored and part tiled walls.

Externally, the Apartment enjoys a 16' x 6' Balcony Area with wooden decking and open aspect over the Gardens. All residents enjoy the use of the Communal Gardens, which provide sitting areas and undulating lawns bordering on to the canal.

There is Undercroft Parking with a reserved space for Apartment 3320.

This property is offered For Sale with No Chain.



Approx Gross Floor Area = 626 Sq. Feet  
= 58.03 Sq. Metres

