



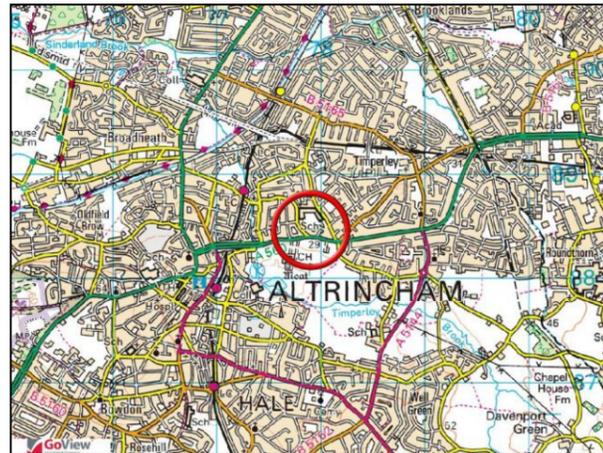
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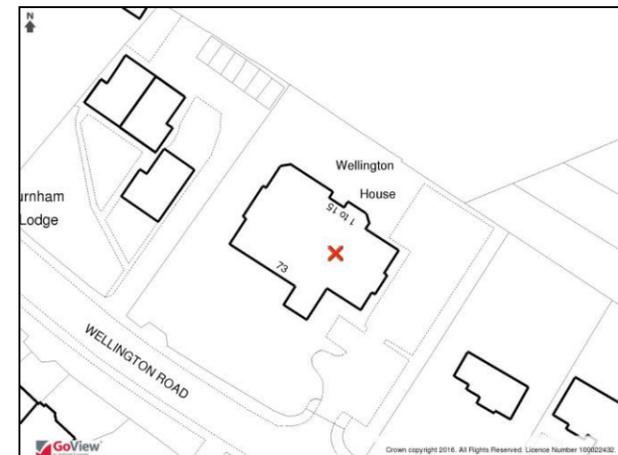
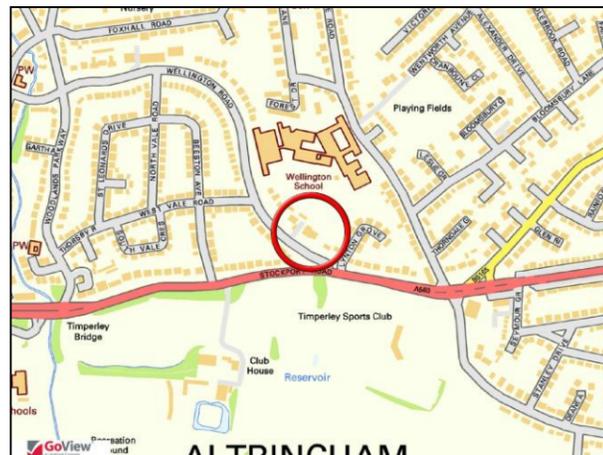


INDEPENDENT ESTATE AGENTS

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 train and bus station. At the next set of traffic lights at Barrington Road, turn right onto Woodlands Road over the Woodlands Parkway flyover. At the traffic lights turn left on to Woodlands Parkway itself and continue to the mini roundabout. Turn right and the development will be found on the left.



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 Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A		
(91-100)	B			(92-100)	B		
(81-90)	C			(81-91)	C		
(69-80)	D			(69-80)	D		
(55-68)	E			(55-68)	E		
(39-54)	F			(39-54)	F		
(21-38)	G			(21-38)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
		73	78			58	63

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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

Apt 9, 33 Wellington Road Timperley, Altrincham, Cheshire, WA15 7RD



A SUPERBLY PROPORTIONED SECOND FLOOR APARTMENT WITH LIFT IN THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND THE METROLINKS. 829sqft.

Hall. Lounge. Breakfast Kitchen. Two Bedrooms. Two Baths/Showers. Parking. Communal Gardens. No Chain.

“ A superbly located Apartment on a first class Development ”

£255,000

in detail



A superbly proportioned immaculately presented Second Floor Apartment in this modern purpose built Development with Lift, perfectly positioned within walking distance of Altrincham Town Centre its facilities and the Metrolink at Altrincham, Navigation Road and Timperley Village.

The property is one of the largest design Apartments within the Development and is well appointed with excellent specification Kitchen and Bathroom fittings and extensive quality custom made furniture to the Bedrooms.



Externally, there is Resident and Guest Parking and the development is set within delightful Communal Gardens.

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

Comprising:

Communal Entrance to Communal Hall with Lift and staircase to the Second Floor Communal Landing. Private Entrance to Apartment 9.

Spacious Hall with flush wood finish doors giving access to the accommodation. Electric storage heater. Entry Phone system. Deep walk in storage cupboard housing the pressurised hot water cylinder. Loft access point.

Living Room, a superbly proportioned room with angled bay window enjoying an aspect of the Communal Gardens to the front. Electric storage heaters.

Dining Kitchen with two windows to the side elevation and fitted with an extensive range of maple wood veneer fronted units with chrome finish handles and worktops over, with an inset one and a half bowl single drainer sink unit. Integrated appliances include; stainless steel double oven, four ring halogen hob with concealed extractor fan over, fridge, freezer, washing machine and dishwasher. Pelmet lighting.

Principal Bedroom One, superbly sized with two windows to the front elevation. Storage heater.

This Bedroom is served by an En Suite Shower Room fitted with a white suite with chrome fittings, providing a double shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the shower surround and to the part height of the walls. Chrome ladder radiator.

Bedroom Two, another good room with windows to the front elevation. Storage heater.

This Bedroom is served by the Second Bathroom, again fitted with a white suite with chrome fittings, providing a bath, vanity unit wash hand basin and WC. Tiling to the part height of the walls. Vanity mirror and cabinet. Chrome ladder radiator.

Externally there is One Reserved Parking Space in addition to ample visitor Parking and the development is set within well maintained Communal Gardens.

Residue of what was originally a 125 lease - Service Charge £105 per month.

A superbly located property in a first class Development.



Approx Gross Floor Area = 829 Sq. Feet
= 77.0 Sq. Metres

