



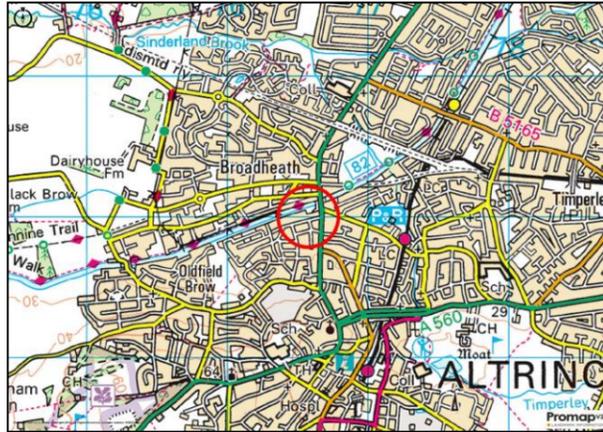
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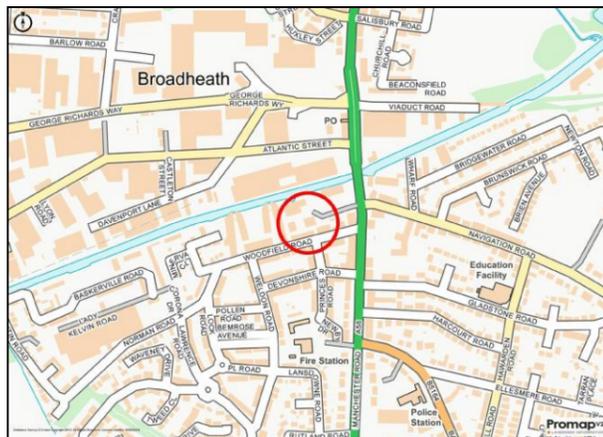


INDEPENDENT ESTATE AGENTS

# 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. At the next set of traffic lights turn left into Regent Road. At the end of Regent Road proceed through the traffic lights into Booth Road, which bears right and becomes Hartley Road. Follow Hartley Road to the end and turn right onto Oldfield Road. Proceed along, Oldfield Road passing John Leigh Park on your right, and turn left into Lawrence Road. Bear immediately right into Weldon Road, continue along to the end of the road and turn left onto Woodfield Road and the Development will be found on the left hand side.



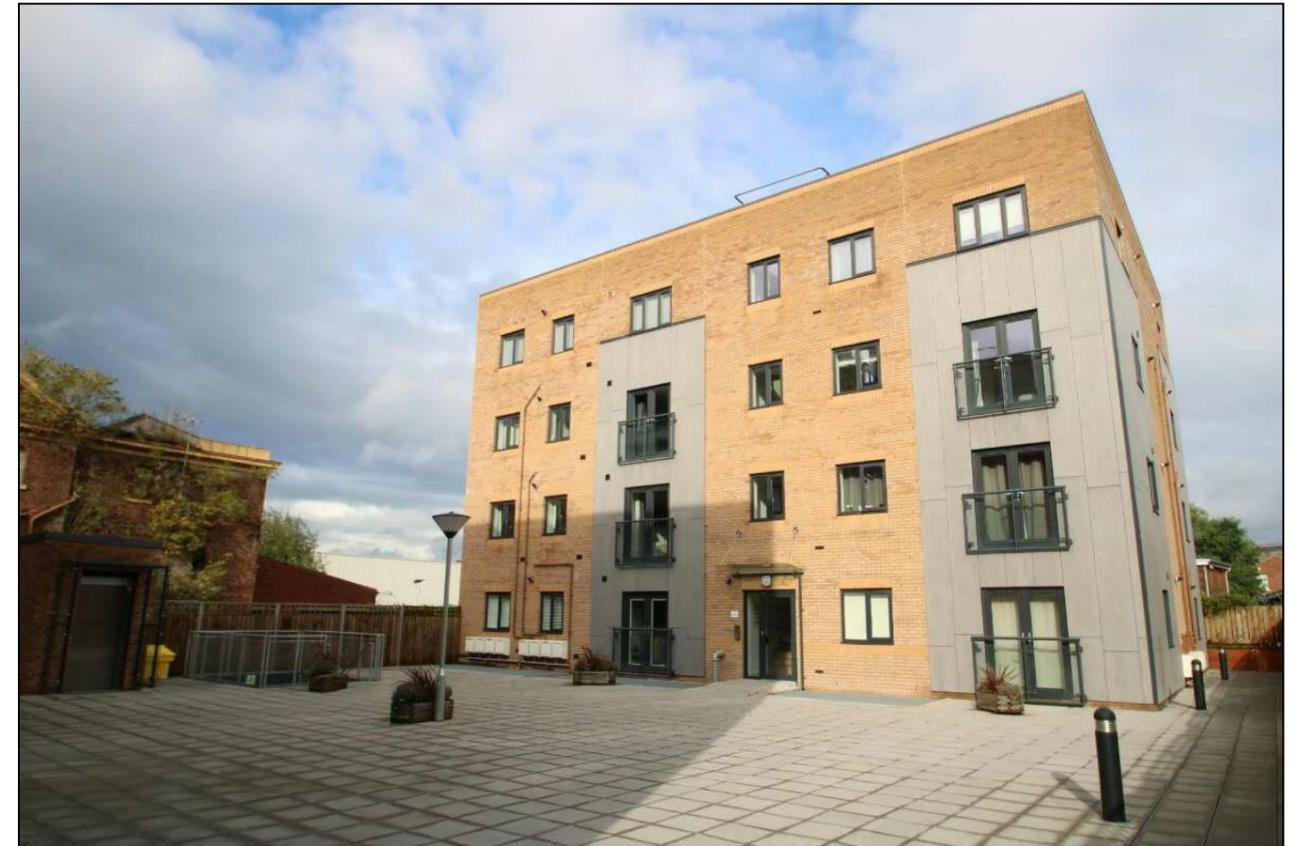
# energy efficiency

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

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)			Very environmentally friendly - lower CO2 emissions	A (92-100)		
Energy efficient	B (81-91)			Environmentally friendly	B (81-91)		
	C (69-80)			Decent	C (69-80)		
	D (55-68)			Not very environmentally friendly	D (55-68)		
	E (39-54)			Not environmentally friendly	E (39-54)		
	F (21-38)			Not very environmentally friendly	F (21-38)		
Not energy efficient - higher running costs	G (1-20)			Not environmentally friendly - higher CO2 emissions	G (1-20)		
<b>England &amp; Wales</b> EU Directive 2002/91/EC				<b>England &amp; Wales</b> 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.

# Apartment 5, 28d Woodfield Road Altrincham, Cheshire, WA14 4YP



**A STYLISH FIRST FLOOR APARTMENT IN THIS POPULAR DEVELOPMENT CLOSE TO THE METROLINK AND ALTRINCHAM TOWN CENTRE. 650 sqft.**

Hall. Live In Dining Kitchen. Two Bedrooms. Two Bath/Shower Rooms. Balcony. Communal Areas. Gated Development. Residents Allocated Parking.

*“ A beautifully presented Apartment ”*

**£200,000**

# in detail



A stylish Two Bedroom First Floor Apartment recently constructed by Laurus Homes, conveniently located close to Navigation Road Metrolink Station and within walking distance to Altrincham Town Centre and the open space of John Leigh Park.



The Apartment is well presented throughout with the accommodation extending to 650 sq ft comprising of a Lounge and Dining Kitchen, Two good Bedrooms and Two Bath/Shower Rooms, one being En Suite.

Externally, there is Gated Entrance and Residents under croft Parking with two allocated Parking Spaces for Apartment 5.

Comprising:

Communal Entrance.

First Floor Apartment. Entrance Hall having doors providing access to the Lounge, Dining Kitchen, Two Bedrooms, Bathroom and useful storage cupboard.

Lounge and Dining Kitchen. The Kitchen is fitted with a range of modern base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink with mixer tap over. Built in stainless steel electric oven with built in microwave over. Integrated appliances include a fridge freezer, four ring electric induction hob with stainless steel extractor fan over and washer dryer.

The Lounge and Dining Area is a well-proportioned Reception Room having a uPVC double glazed Juliette Balcony overlooking the Communal Areas.

Bedroom One is a good size Double Bedroom having a uPVC double glazed window to the side elevation. Built in wardrobes with sliding doors.

En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wall hung wash hand basin and an enclosed low level WC. Part tiled walls. Inset spotlights to the ceiling. Wall mounted chrome heated towel rail.

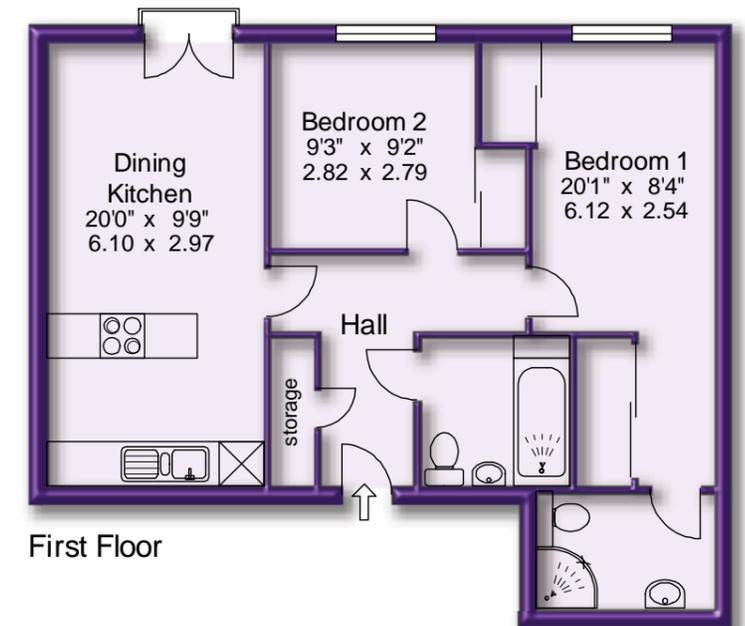
Bedroom Two is another Double Bedroom with a uPVC double glazed window to the side elevation overlooking the Communal Areas. Built in wardrobes with sliding doors.

The Bathroom is fitted with a white suite and chrome fittings, providing a panelled bath with thermostatic shower over, wall hung wash hand basin and an enclosed low level WC. Part tiled walls. Inset spotlights to the ceiling. Wall mounted chrome heated towel rail.

Externally, the Development is set back from the road and approached via electric gates. There are well kept Communal Areas with allocated under croft Parking for Residents, with two allocated Parking Spaces for Apartment 5.



Approx Gross Floor Area = 644 Sq. Feet  
= 59.70 Sq. Metres



First Floor