



- Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Lounge/Kitchen
- Electric Heating
- Communal Areas
- Central Location
- Sold As A 50% Share

Flat 29, Edale 1a Groby Road
Altrincham, WA14 1RS

£125,000

A stunning two double bedroom ground floor apartment, located in the heart of Altrincham centre. Being sold as a 50% share, the accommodation comprises of an entrance hall, open plan lounge and kitchen area, two double bedrooms, en-suite shower room and main bathroom. Externally there are well maintained communal areas. Rent and service charge £471.40 PCM

Ground Floor

Communal Entrance

Stairs to all floors.

Entrance Hall 10' 7" x 6' 5" (3.22m x 1.95m)

Wooden flooring, electric heater, storage cupboard.

Open Plan Lounge/Kitchen Area 31' 0" x 11' 4" (9.44m x 3.45m)

Lounge Area

Wooden flooring, electric heater, window to rear.

Kitchen Area

Range of units incorporating a sink and drainer, electric hob with extractor over, oven, space for fridge freezer and washing machine, wooden flooring.

Bedroom One 15' 0" x 13' 4" (4.57m x 4.06m)

Electric heater, wooden flooring, window to rear.



En-Suite Shower Room 9' 0" x 6' 5" (2.74m x 1.95m)

Low level WC, wash basin, walk in shower, tiled walls and flooring, towel heater, spot lighting.



Bedroom Two 19' 7" x 8' 5" (5.96m x 2.56m)

Electric heater, wooden flooring, window to rear.



Bathroom 7' 7" x 6' 7" (2.31m x 2.01m)

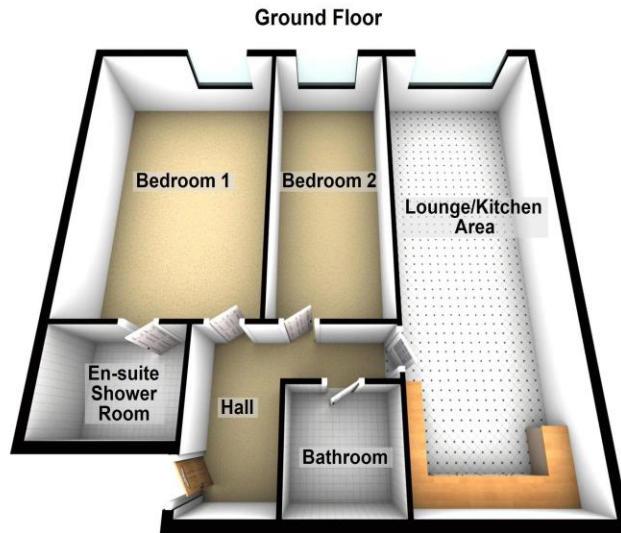
Low level WC, wash basin, panelled bath with shower over, part tiled walls, towel heater.



External

Communal areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

Make Your Move

Plumlife Move, Armit House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk