



- First Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Bathroom
- Close To Hale Village
- Communal Gardens
- Parking
- Sold As A 35% Share

Apartment 4 1A Oak Road  
Altrincham, WA15 9EX

£108,500

A well presented, two bedroom first floor apartment, located in this popular development, close to Altrincham centre and Hale village. Being sold as a 35% share, the accommodation comprises of a communal entrance, private entrance, open plan lounge/kitchen, two bedrooms and a bathroom. Externally there is allocated parking, visitor spaces and communal gardens. Viewings essential. Rent and service charge £498.34 PCM. Lease 113 years.

## Ground Floor

### Communal Entrance Hall

Stairs to all floors.

**Entrance Hall** 12' 3" x 4' 9" (3.73m x 1.45m)

Radiator, laminate flooring, storage cupboards.

**Open Plan Lounge/Kitchen** 22' 6" x 14' 3" (6.85m x 4.34m)

Lounge area has laminate flooring, radiator, window to front. The kitchen is fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, built in fridge freezer and dishwasher, space for washing machine, laminate flooring, spot lighting, space for dining table.

**Bedroom One** 15' 5" x 10' 3" (4.70m x 3.12m)

Radiator, window to front.

**Bedroom Two** 8' 7" x 7' 6" (2.61m x 2.28m)

Radiator, window to front.

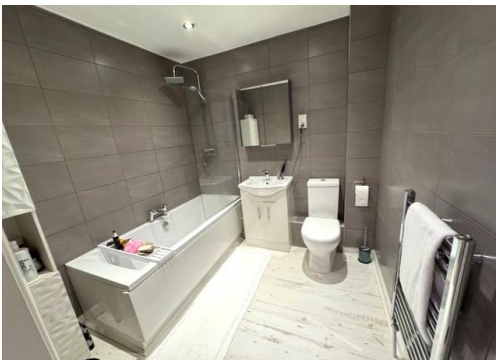
**Bathroom** 7' 2" x 7' 2" (2.18m x 2.18m)

Suite comprising of a low level WC, vanity sink unit, panelled bath with shower over, towel radiator, laminate flooring, spot lighting, part tiled walls.

### External

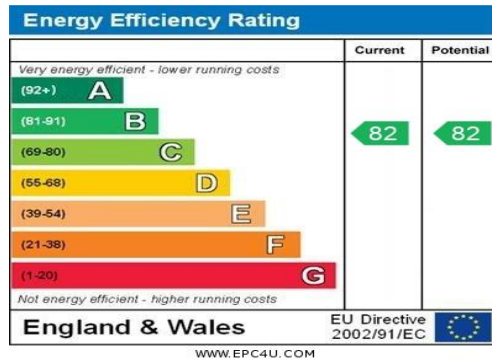
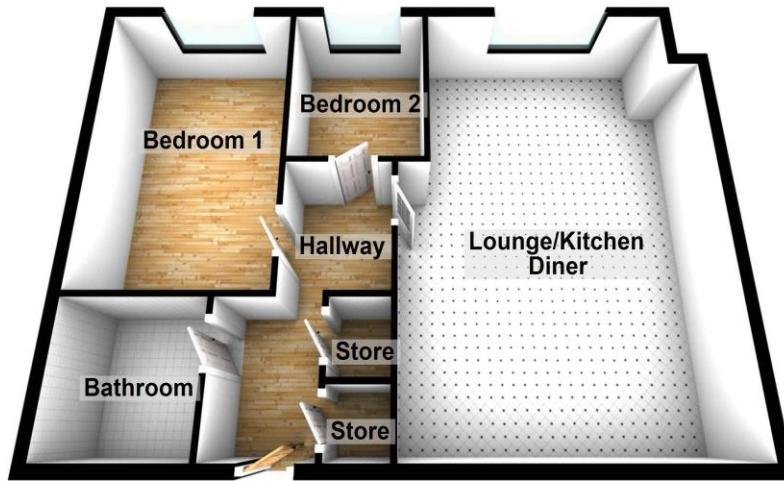
Externally there is allocated parking, visitors spaces and communal gardens.







### First Floor



**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

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