



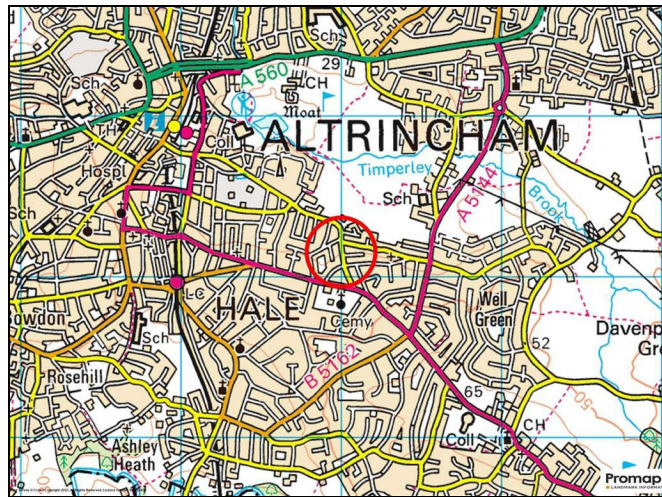
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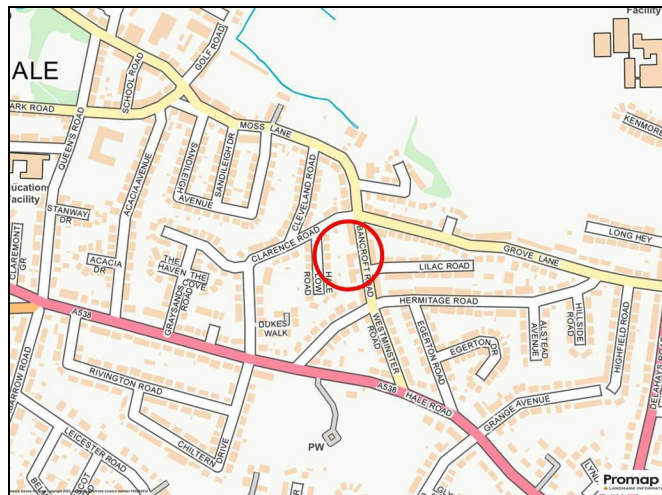


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the top of Victoria Road, turn right onto Hale Road. Continue for some distance towards Hale Cemetery, before turning left into Westminster Road. Westminster Road becomes Bancroft Road and Hermitage Court 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	61	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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

Flat 5 Hermitage Court Bancroft Road Hale, Altrincham, WA15 8BH



AN EXCELLENT VALUE FOR MONEY, SUPERBLY PROPORTIONED SECOND FLOOR APARTMENT, WALKING DISTANCE TO STAMFORD PARK AND SCHOOL AND CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 977SQFT

Hall. Living and Dining Room. Breakfast Kitchen. Three Double Bedrooms. Bathroom. Communal Gardens. Residents Parking. Garage. No Chain.

£260,000

in detail



An excellent value for money Second Floor Apartment in a popular location within walking distance of Stamford Park and School and being close to Altrincham Town Centre, its amenities, the popular Market Quarter, the Metrolink and Hale Village with its range of fashionable shops, eateries and bars.



The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Built in airing cupboard. Opaque window to the side elevation.

Externally, there is Resident's Parking in addition to a Garage serving Apartment 5.



The superbly proportioned property extends to some 977 square feet providing a Hall, Living and Dining Room and Breakfast Kitchen, served by Three Double Bedrooms and a Family Bathroom.

Externally, there is Resident's Parking in addition to a Single Garage serving the Apartment. Hermitage Court is set within well maintained Communal Gardens to the front and rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance with entry phone system. Communal Hallway with a staircase rising to the Upper Floors. Communal Landing with a Private Entrance to Apartment 5.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in cloaks and storage cupboard.

Living and Dining with windows to the side and rear elevations. Contemporary wall mounted electric fireplace feature.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over incorporating a breakfast bar, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring gas hob with extractor fan over and washer dryer. There is space for additional kitchen appliances. The worktops incorporate a breakfast bar. Wall mounted Worcester Bosch gas central heating boiler.

From the Hallway there is access to Three Double Bedrooms and a Family Bathroom.

Bedroom One with windows to the side and rear elevations. Built in wardrobes, cupboards and dressing table provide ample hanging and storage space.

Bedroom Two with window to the side elevation. Built in double wardrobe ample hanging and storage space.

Bedroom Three with window to the side elevation. Built in wardrobes providing hanging and storage space.



Hermitage Court is set within well maintained Communal Gardens laid mainly to lawn well stocked borders.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 999 years from 25 March 1968
- Council Tax Band C

Approx Gross Floor Area = 977 Sq. Feet
= 90.9 Sq. Metres

