



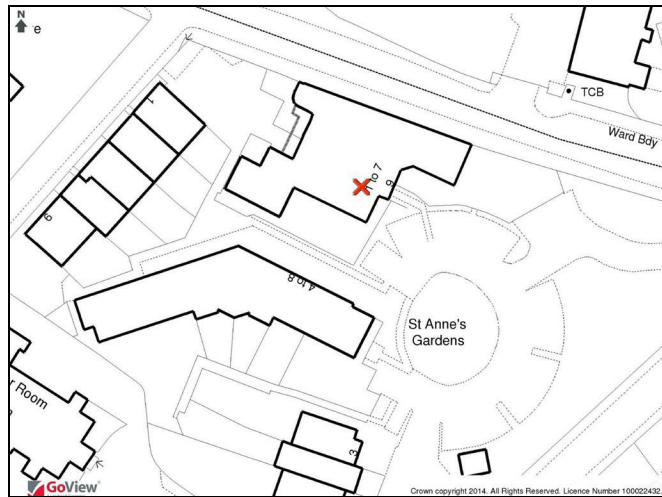
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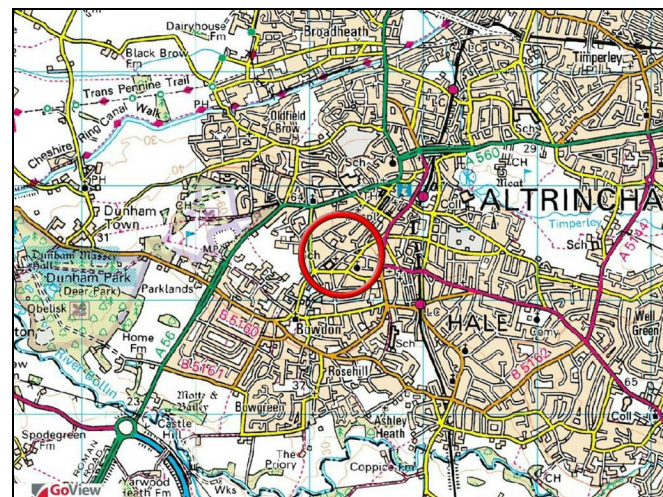
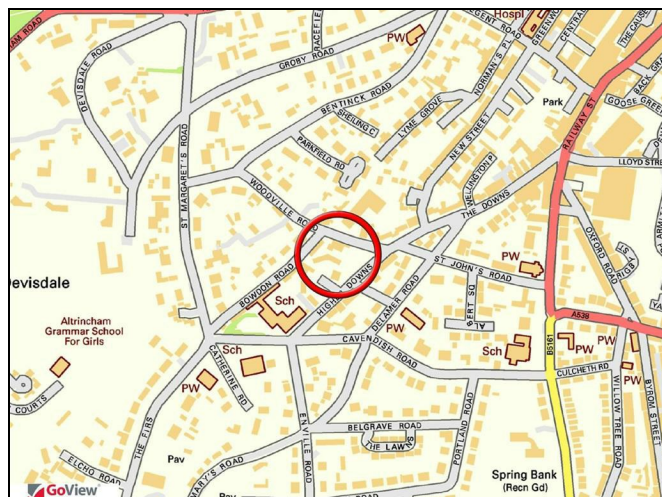


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road to the traffic lights. Turn right into the continuation of Ashley Road, proceed straight over at the mini roundabout and take the first left into St Johns Road. At the crossroads between St Johns Road and Delamere Road, proceed straight over into the continuation of St Johns Road. At the end of the road, turn left onto Higher Downs where the entrance to St Annes Gardens will be found, on the corner of Higher Downs and Woodville Road.



INDEPENDENT ESTATE AGENTS

5 The Beeches 9 St. Annes Gardens Altrincham, Cheshire, WA14 2HB



A BEAUTIFULLY APPOINTED DUPLEX APARTMENT WITH SUPERB BALCONY AND SET WITHIN THE PRESTIGIOUS ST ANNES GARDENS DEVELOPMENT BY LIVESEY HOMES. 1242SQFT.

Hall. 295sqft Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two Baths/Showers. Excellent Storage. Parking for Two Cars.

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 (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	84	84	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 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.

£550,000

in detail



A wonderful opportunity to acquire a superb Two Bedroom Two Bathroom Duplex Apartment with an impressive Balcony, set within this acclaimed Development by Livesey Homes, completed in 2013 and set within the magnificent Converted Mansion House 'The Beeches'.

The St Annes Gardens Development is beautifully arranged and conceived, set behind a remote control Gated Entrance with the buildings arranged around beautiful Communal Gardens with a central circle with substantial beech tree. Aspects of these Gardens can be enjoyed from the Terrace.



The location is peaceful yet at the same time supremely convenient right in the heart of The Downs Conservation Area within a moment's walk of Altrincham Town Centre, its facilities and the Metrolink.

The Apartment is approached via a Communal Entrance with staircase leading to the First Floor to the Private Entrance.

The accommodation is beautifully appointed throughout with superb specification Kitchen and Bathroom fittings, extensive stainless steel finish LED lighting, natural wood flooring to the majority of rooms and custom built Bedroom furniture.

Please note that the current configuration of the property presents a large Open Plan Living Room and Dining Kitchen with a Living Area off. When the apartment was first developed, the Kitchen was located in the Living Area and the main space was designated as the Living and Dining Room. An incoming purchaser may want to reinstate the original configuration and we have provided an alternative floorplan to demonstrate this.

Entrance Hall with staircase to the Upper Floor.

295 square foot Living Room and Dining Kitchen with a wide bay window feature with inset French door onto a decked Balcony which enjoys lovely views across the front. The Kitchen Area is fitted with a range of hand painted, wood finish custom built units by Earl & Ginger with silestone worktops arranged around a central island unit incorporating a breakfast bar and with a range of Neff appliances to include a stainless steel double oven and microwave, Neff induction hob with stainless steel extractor fan over, warming drawer, dishwasher, larder fridge and freezer and drinks fridge.

An opening leads through to the Living Area with media housing unit and a window to the front.

To the Upper Floor are Two Double Bedrooms positioned under the eaves of the property with attractive sloping ceilings and both with modern mirror fronted wardrobes.

One Bedroom features a stylish En Suite Shower Room with Villeroy & Boch suite in white whilst the other Bedroom by a Second Bathroom, again with a Villeroy & Boch suite with 'Drench' shower over the bath.

The Bathrooms have high quality fittings, extensive tiling and under floor heating.



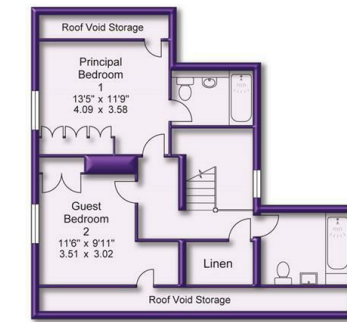
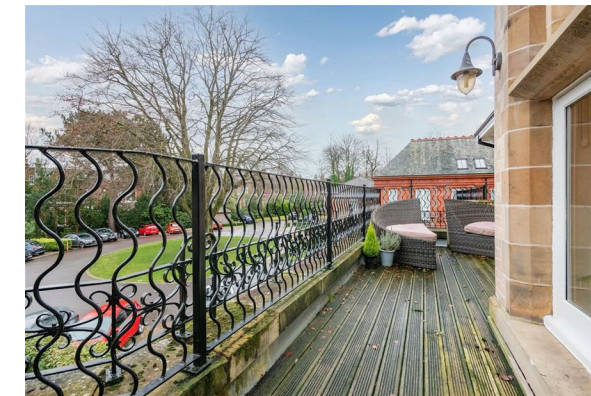
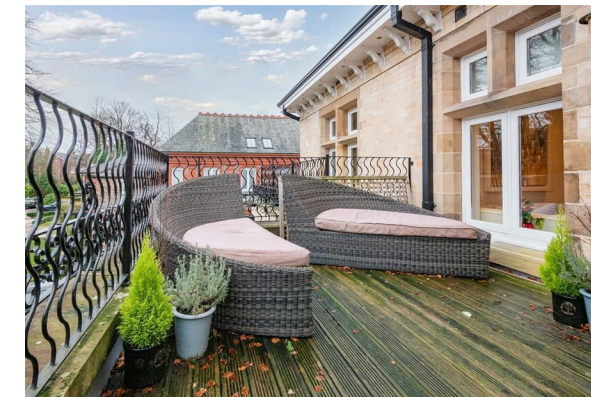
The outside space to this Apartment really is quite superb with a timber decked Balcony overlooking the Gardens and a magnificent beech tree to the front and this is accessed via the Living Room and Dining Kitchen.

St Annes Gardens has a gated entrance and ample resident and visitor parking facilities with two parking spaces serving apartment 5.

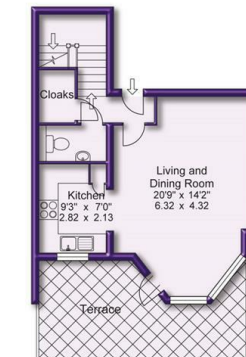


An impressive property that really does need to be seen.

- Leasehold - 250 years from 1 January 2011
- Council Tax Band D



Second Floor
 Approx Gross Floor Area = 1242 Sq. Feet
 (inc. Terrace) = 115.3 Sq. Metres
 Approx Gross Floor Area = 1059 Sq. Feet
 (exc. Terrace) = 98.17 Sq. Metres



First Floor



First Floor