



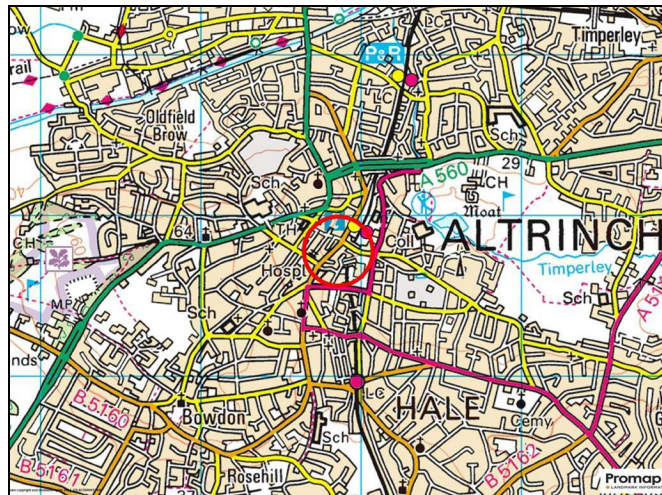
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

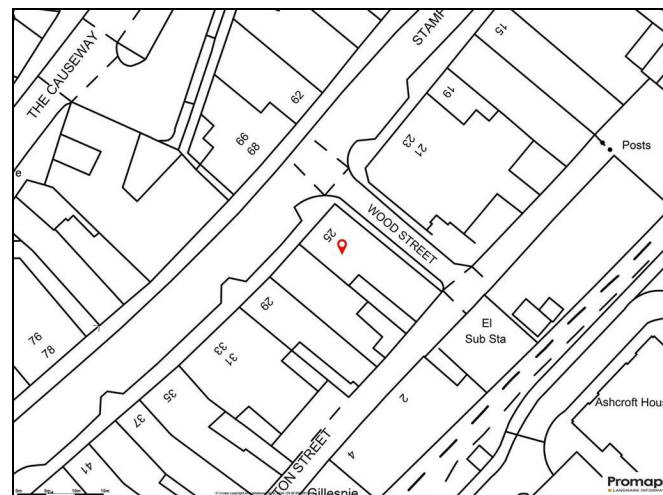


INDEPENDENT ESTATE AGENTS

# 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. The Apartment will be found on the right hand side, above Schmidt Kitchens.



# 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		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# Apartment 2, Victoria House Stamford New Road, Altrincham, WA14 1EB



**A STUNNING, WELL PROPORTIONED AND BEAUTIFULLY APPOINTED FIRST FLOOR APARTMENT WITHIN A PERIOD CONVERSION, SET WITHIN THE HEART OF ALTRINCHAM TOWN CENTRE. 734 SQFT**

**Private Entrance. Hall. Impressive Open Plan Live In Dining Kitchen. Store. Two Bedrooms. Stylish Bathroom.**

**£299,950**



# in detail



A superbly presented and proportioned First Floor Apartment set within a period conversion with Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink literally on the doorstep.

The stylish property extends to some 734 square feet providing an Entrance Hall, impressive Open Plan Live In Dining Kitchen and walk in Store, served by Two Bedrooms and a stylish Bathroom.

This property would be suitable for a variety of buyers, from investors, first time buyers or downsizers and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance with staircase rising to the First Floor. Private Entrance to Apartment 2 with video phone intercom system. Spacious Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Two reproduction sash windows to the side elevation. Inset mirrored wall. Wood flooring.

Impressive Open Plan Live In Dining Kitchen. To the Living Area there is a reproduction sash window to the side elevation.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated Neff appliances include an oven, microwave combination oven, four ring induction hob, dishwasher, fridge and freezer. There is space and plumbing for a washing machine. The worktops incorporate an island unit with space for breakfast bar stools. Reproduction sash window to the side elevation. Wood flooring. Coved ceiling.

Large walk in store housing the heating system. Window to the side elevation.

From the Hall there is access to Two Bedrooms and a Bathroom.

Bedroom One with reproduction sash window to the side elevation. Built in wardrobe with hanging and storage space. Wood flooring.

Bedroom Two is currently utilised as a Home Office with reproduction sash window to the rear elevation. Wood flooring.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the walls and floor.

- Leasehold - 250 years from and including 25 March 2015 - 241 left  
- Council Tax Band B



Approx Gross Floor Area = 734.0 Sq. Feet  
= 68.2 Sq. Metres

