



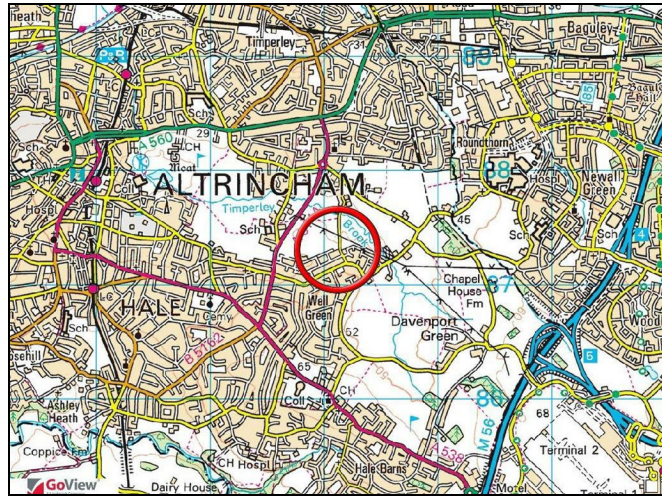
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

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

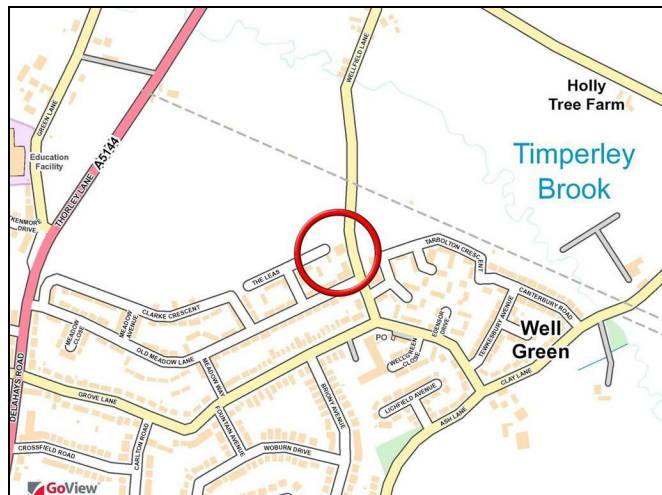


INDEPENDENT ESTATE AGENTS

# location



From our Hale Office, proceed along Ashley Road in the direction of St Peter's Church and turn left up Park Road. Take the second left turning in to the continuation of Park Road proceed straight over the traffic lights into Delahays Road. At the next set of traffic lights turn right in to Grove Lane. Follow the road to the left and at the next right hand bend turn left into Wellfield Lane. The development is on the left.



INDEPENDENT ESTATE AGENTS

# 4 Meadow Court Wellfield Lane Hale, Altrincham, WA15 8LG



**A WELL PRESENTED FIRST FLOOR APARTMENT IN THIS POPULAR GATED DEVELOPMENT WITH EASY ACCESS TO THE AIRPORT AND MOTORWAY NETWORKS. 983sqft.**

**Hall. Open Plan Living Room and Dining Kitchen. Two Bedrooms. Two Bath/Showers. Parking. Communal Gardens. No Chain!**

## 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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.

**£279,950**

# in detail



A superbly proportioned First Floor Apartment set within this impressive purpose built Gated Development located in this popular part of Hale with local convenience shops on the doorstep and within easy reach of Hale Barns, Hale Village and Altrincham Town Centre.



The property offers accommodation extending to approximately 1000 square feet and is well appointed throughout with good specification kitchen and bathroom fittings and features Juliette Balconies off both the Living Space and the Principal Bedroom.

Comprising:

Communal Entrance and Hall to First Floor Communal Landing. Private entrance door to Apartment 4.

L Shaped Hall with wood finish flooring and wood finish doors giving access to the Living and Bedroom Accommodation.

400 square foot Open Plan Living Room and Dining Kitchen with French doors onto a Juliette Balcony and with ample living and dining space.

The Kitchen Area is fitted with an extensive range of grey laminate fronted units with integrated stainless steel oven, microwave, hob, extractor fan and further built in fridge freezer and dishwasher.

Enormous L Shaped Principal Bedroom One with sliding door fitted wardrobes, windows to two elevations and French doors onto the Juliette Balcony.

The Principal Bedroom is served by the large En Suite Shower Room fitted with a white suite and chrome fittings, providing a shower cubicle, WC and wash hand basin. Extensive tiling to the walls and floor. Ladder radiator.

Double Bedroom Two with window to the rear.

This Bedrooms is served by the Family Bathroom fitted with a white suite of bath with shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Ladder radiator.

Externally, a remote control operated Gated Entrance provides access to Guest and Resident Parking Area with One Reserved Parking Space serving Apartment 4. The Development is surrounded by attractively set out lawned Communal Gardens with aspects to the front and side is over green open space and a children's play area.

This property is offered for sale with no chain!

#### RENTAL FIGURE

Apartments in this development have typically been LET at between £1100 and £1300 per calendar month – this particular Apartment was recently LET for £1300 per month.



Approx Gross Floor Area = 966 Sq. Feet  
= 89.7 Sq. Metres

