



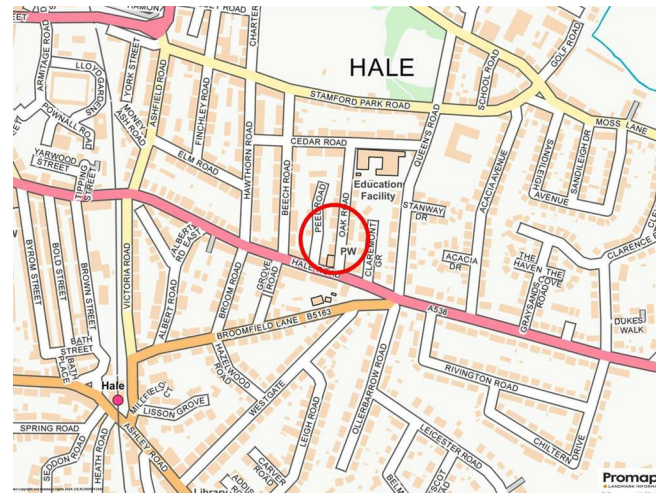
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INDEPENDENT ESTATE AGENTS

# location



# 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 that 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

# Apt 3 1a Oak Road , Hale, WA15 9EX



A BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT OFFERED FOR SALE ON EITHER A SHARED OWNERSHIP BASIS OF 35% AT £103,250 OR FULL 100% PURCHASE OF £295,000, CONVENIENTLY LOCATED CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM, TOWN CENTRE. 650SQFT

HALL. CLOAKS. 300SQFT LIVING ROOM AND DINING KITCHEN. TWO BEDROOMS. BATHROOM. ALLOCATED PARKING. COMMUNAL GARDENS. NO CHAIN!

£103,250



An immaculately presented and tastefully appointed Ground Floor Apartment offered for sale on either a shared ownership basis, which is ideal for a first timer buyer of 35% at £103,250 or available at 100% purchase at £295,000.

Further details are available on request as a shared ownership purchase would involve an element of payment. The current seller owns the property on a 35% shared ownership basis, paying a rent of £307.19 per month. Service Charge is £108.72 per month.

The Apartment is set within this attractive Development, ideally located on Oak Road in Hale and as such within walking distance of Hale Village with its fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink, in addition to the open space of Stamford Park.

Positioned to the Ground Floor this particular Apartment benefits from having its own self-contained Entrance as opposed to a communal entrance and has access to a delightful outside sitting area and Communal Courtyard directly outside the entrance to the property

In addition, there is a Communal Garden area and Reserved Parking to the rear of the property approached from Peel Road, via Hale Road.

The property offers accommodation extending to approximately 650 square feet providing:

Hall with Cloaks and storage cupboard off.

300 square foot Open Plan Living Room and Dining Kitchen with windows to the front and with the kitchen fitted with a range of white high gloss laminate fronted units with built in stainless steel oven, hob, extractor fan, fridge and freezer.

There are Two Bedrooms, One Double and a large Single both overlooking the front and these Bedrooms are served by the well-appointed Bathroom fitted with a white suite and chrome fittings with shower over the bath.

The property is available for purchase of a shared ownership basis via Plum Life, with the current owner selling their 35% share and the property is available to purchase as follows:

100% Ownership £295,000  
35% Ownership £103,250 – The rent at 35% is £307.19 per month.

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

- Leasehold 125 years from 1 April 2012  
- Council Tax Band C



## Courtyard

Approx Gross Floor Area = 651 Sq. Feet  
= 60.6 Sq. Metres

