



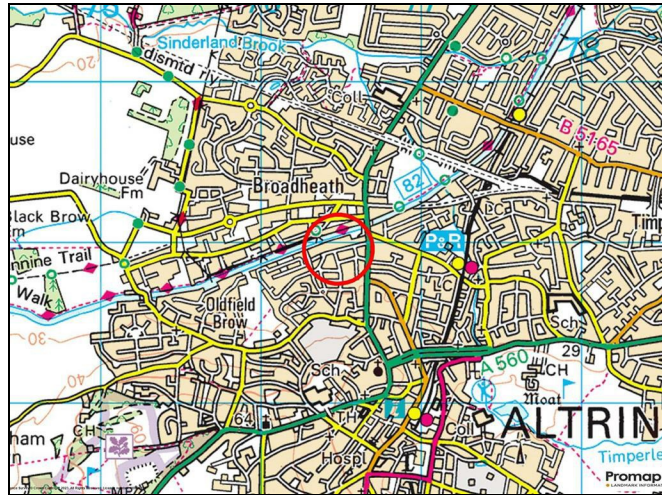
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

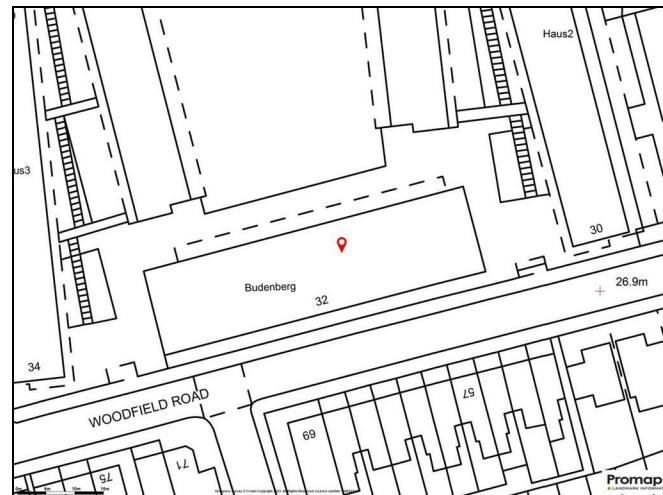
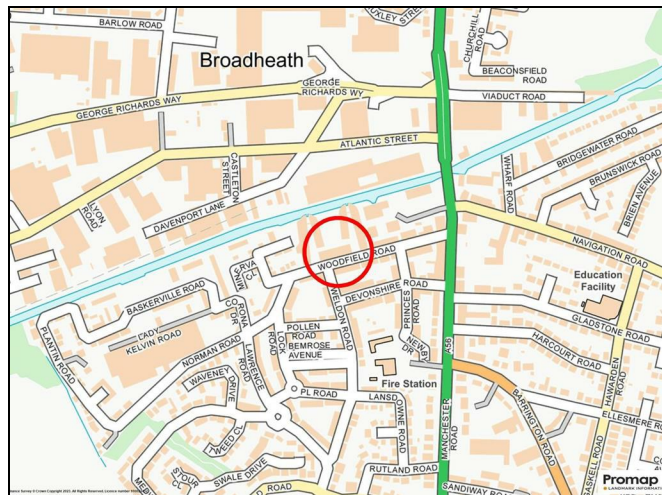


INDEPENDENT ESTATE AGENTS

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. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road and the Development will be found on the right 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	Environmental Impact (CO ₂) Rating		Current	Potential
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		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 203 Budenberg 32 Woodfield Road, Altrincham, WA14 4RN



A SUPERBLY PROPORTIONED FIRST FLOOR APARTMENT WITHIN THE CONVERTED ELEMENT OF THE BUDENBERG BUILDING, WITHIN WALKING DISTANCE OF LOCAL SHOPS, METROLINK AND ALTRINCHAM TOWN CENTRE. 717sqft.

450sqft Open Plan Living and Dining Rooms. Kitchen. Utility Area. Bedroom with Dressing Area. Bathroom. Underground Parking. Communal Gardens.

£185,000

in detail



A superbly proportioned First Floor Apartment within the converted element of the striking Budenberg Haus Projekte Apartment Development by Urban Splash.

The beautifully presented property has been updated and improved by the current vendor with the accommodation extending to some 717 square feet providing a stylish Living and Dining Room open plan to the Kitchen, a good sized Bedroom with Dressing Area enjoying delightful views over the Communal Gardens.



The Development is located within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and Navigation Road Metrolink.

Externally, the property benefits from Secure Undercroft Parking for one vehicle and the development is set within well maintained Communal Gardens, which provide sitting areas and a lawn bordering on to the canal.

Comprising:

Communal Entrance with entry phone system. Communal Hall with impressive original staircase and a lift leading to the Upper Floors.

First Floor Landing with Private Entrance to Apartment 203. Open Plan Living Accommodation and doors provide access to the Bedroom, Dressing Room and Bathroom.

Utility Area with space and plumbing for a washing machine. Tiled floor.

Stunning 450 square foot Open Plan Living and Dining Room with a wide window enjoying views over the Communal Gardens to the rear.

Refitted stylish Kitchen fitted with a range of white high gloss base and eye level units with concealed lighting and worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring hob, extractor fan, fridge, freezer and dishwasher.

Bedroom with built in wardrobe and sliding door providing excellent storage. A floor to ceiling glazed door and window overlook and provide access to a Dressing Area with window enjoying views over the delightful gardens.

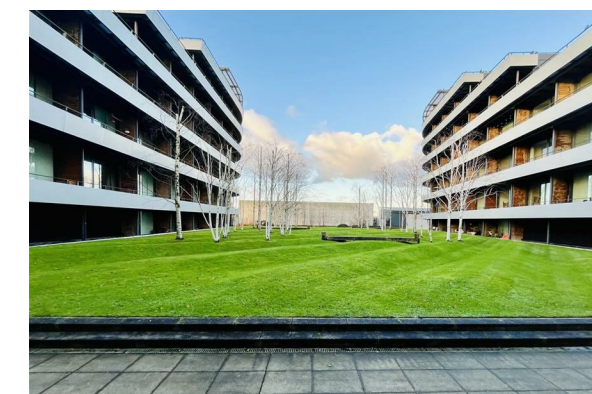
Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower over and glazed screen, wash hand basin with built in storage below and WC.

The Budenberg Development is surrounded by delightful Communal Gardens, laid to a large expanse of lawn, dispersed with maturing trees and seating areas, bordering onto the Bridgewater Canal creating a delightful setting for an urban development.



The property benefits from secure undercroft Parking for one vehicle.

- Leasehold - 999 years from 1 January 2003
- Council Tax Band C



Approx Gross Floor Area = 717 Sq. Feet
= 66.6 Sq. Metres

