



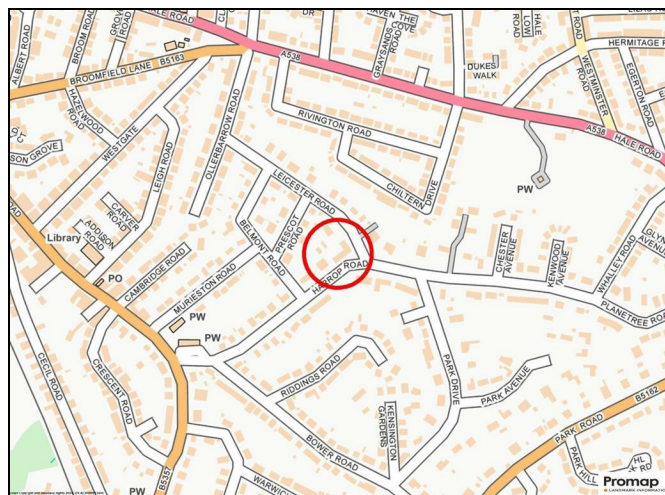
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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



# 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	

70 → 78

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.



INDEPENDENT ESTATE AGENTS

# 3 Beaulieu, 16 Leicester Road Hale, Altrincham, Cheshire, WA15 9QA



**A FANTASTIC TOP FLOOR APARTMENT SUPERBLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND BENEFITTING FROM A 360 DEGREE ROOF TERRACE.**

**Communal Entrance and Hall. Spacious Lounge. Dining Kitchen. Utility Room. Three bedrooms. Two Bathrooms. Balcony. Communal Gardens. Garage. No Chain**

**£475,000**

# in detail



A fabulous top floor 3 Double Bedroom, 2 Bathroom, Apartment set within this superbly positioned development, and featuring a 360 degree Roof Terrace with wonderful green views over the communal gardens and surrounding neighbourhood.

The property is well appointed throughout with good specification kitchen and bathroom fittings and is perfectly located within a moments' walk of Hale Village with its range of fashionable shops, eateries and bars and is ready to move into with the minimum of fuss.



The Roof Terrace Garden really is a wonderful feature laid to artificial grass, enclosed with railings, and enjoy excellent green views. It provides a superb outdoor living and entertaining space which literally enjoys the sun from dawn till dusk.

Externally there are attractively laid Communal Gardens serving Beaulieu. There are ample Parking facilities in addition to a Single Garage.



The layout of the property has been well reconfigured and is naturally light and airy, with particularly wide and tall windows providing an abundance of natural light and with attractive aspects from all rooms across mature trees within the boundaries of Beaulieu and neighbouring properties providing a most appealing outlook.

Comprising:

Ground Floor Communal Entrance with Entry Phone System to Communal Hall, with staircase to First Floor Communal Landing. Private Entrance to Apartment 3 to a Lower Floor Entrance Hall with staircase with LED tread lights to the Second Floor.

Long Hall with direct access to all rooms, in addition to a useful Utility Room.

Spacious Lounge with tall and wide window and access to a Balcony overlooking the gardens.

Dining Kitchen with wide window and French doors giving access to the fabulous 360 degree Roof Terrace and with wood finish flooring throughout. Fitted with a range of wood finish units with worktops returning to a peninsular breakfast bar. Appliances include a stainless steel oven, hob, extractor fan, and with space for additional freestanding appliances.

Bedroom One with tall and wide window to the rear.

Adjacent Bathroom One, stylishly appointed with q shaped bath, enclosed shower cubicle, wash hand basin and WC.

Bedroom Two with two windows to the rear and one to the side.

Bedroom Three with a tall window to the rear.

Bathroom Two with shaped shower end bath, wash hand basin with toiletry cupboards, and WC. Wide window to the side.



This property is for sale with No Chain.

An excellent apartment with a location to match.

- Leasehold - 999 years from 29 September 1970
- Council Tax Ban E

Approx Gross Floor Area = 1120 Sq. Feet  
= 104.1 Sq. Metres

