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INDEPENDENT ESTATE AGENTS  
 PROPERTY SALES AND RENTALS



WATERSONS

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# Flat 6, Littlemere Court Ashley Road

Altrincham, WA14 2LZ



£600,000

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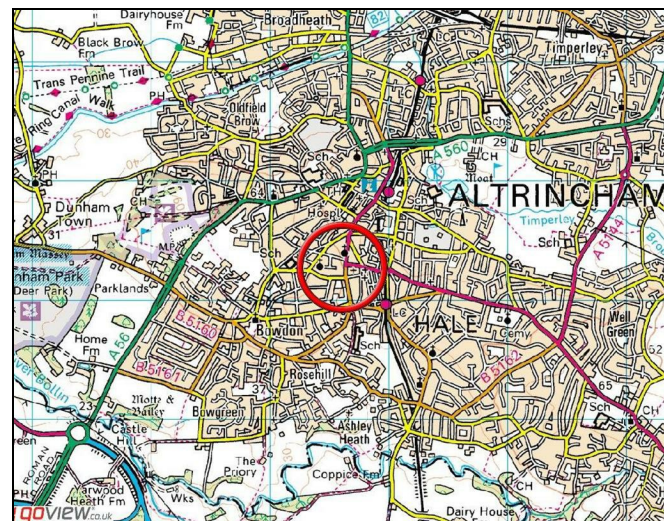
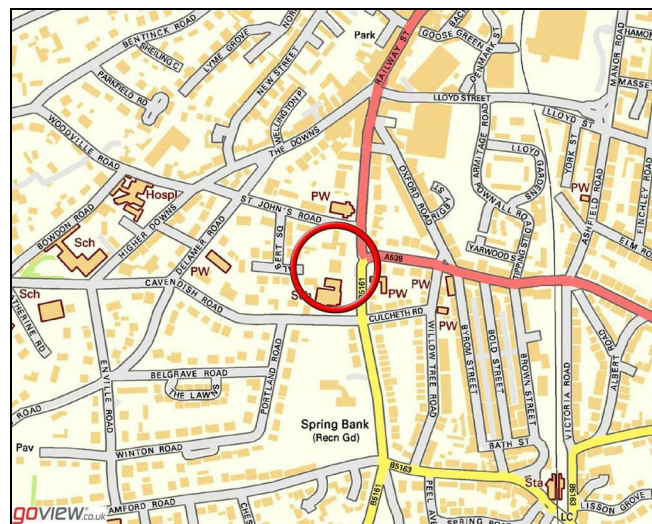
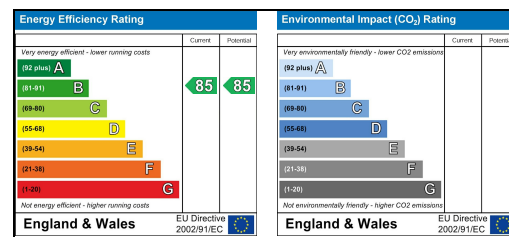


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A well presented and superbly proportioned first floor apartment ideally located within walking distance of both Hale Village and Altrincham Town Centre.

Communal Entrance and Hall. Lift. Private Entrance. Dining Hall. Lounge. Breakfast Kitchen. Three Bedrooms. Two Shower Rooms. Parking



**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.

# in detail

A superbly proportioned First Floor Apartment within this impressive, modern, purpose built Development and ideally situated within walking distance of Hale Village, Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink.

The well presented property extends to some 1315 sq ft and provides a Dining Hall, Lounge and Breakfast Kitchen served by Three good sized Bedrooms and Two Shower Rooms.

The Littlemere Court development enjoys a remote controlled gated Entrance with two parking spaces serving Apartment 6 – one being undercroft.

The Communal Gardens are well maintained and the property is ideal for a downsizer or anyone looking for a secure 'lock-up and leave'.

The property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

Comprising:

Communal Entrance with entry phone system. Communal Hall with staircase and Lift leading to the Upper Floors.

First Floor Communal Landing and Inner Landing with Private Entrance to Apartment 6.

Dining Hall with ample space for a table and chairs. Doors provide access to the Lounge, Breakfast Kitchen and an Inner Hall leading to the Bedrooms and Shower Rooms.

Lounge is a superbly sized room with double glazed uPVC frame windows to the side and rear elevations enjoying an aspect over the Gardens to the rear.

Breakfast Kitchen fitted with an extensive range of high gloss 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 appliances include: double oven, microwave combination oven, six ring gas hob and extractor fan over, fridge, freezer and dishwasher. Wall mounted gas central heating boiler. Double glazed uPVC frame window to the side elevation. Tiled floor.

Inner Hall with access to Three good-sized Bedrooms and Two Shower Rooms, one being En Suite to the Principal Bedroom.

Principle Bedroom One with two double glazed uPVC frame windows to the front elevation enjoying far reaching views. Built in wardrobes along one wall provides excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed corner shower cubicle with thermostatic shower, vanity unit, wash hand basin, WC with enclosed cistern, extensive toiletry vanity cupboards and vanity mirror with pelmet lighting above. Tiling to the walls and floor.

Bedroom Two with double glazed uPVC frame window to the front elevation. Built-in wardrobes providing excellent hanging and storage space.

Bedroom Three, currently utilised as a Study with double glazed uPVC frame window to the side elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings and provides a walk in wet room style shower with glazed screen, vanity unit, wash hand basin, WC with enclosed cistern, extensive toiletry cupboards with vanity mirror with inset pelmet lighting above. Tiling to the floor.

Externally, the Littlemere Court development is approached via a remote control gated Entrance to a Parking Area at the front where there is one parking space available serving Apartment 6. The Driveway returns beneath the building to secure undercroft parking with a remote control operated Entrance within which there is an allocated parking space.

The Communal Gardens are most attractive with well stocked borders with a variety of plants, shrubs and trees and retained from the road within railings. There are excellent, extensive mature trees to the borders providing screening to both sides.

To the rear, there is a good sized area of lawn with large, central circular bed with a variety of plants, shrubs and trees providing excellent all year round screening.

- Leasehold - Term 5 September 2003 until 31 December 3001
- Council Tax Band G

Approx Gross Floor Area = 1315 Sq. Feet  
= 122.2 Sq. Metres

