



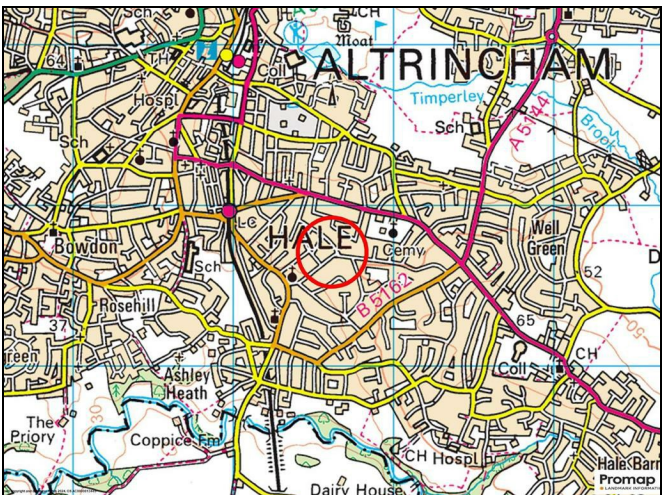
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INDEPENDENT ESTATE AGENTS

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.



INDEPENDENT ESTATE AGENTS

Flat 12, Beaulieu, 16 Leicester Road  
Hale, Altrincham, WA15 9QA



A WELL PRESENTED GROUND FLOOR APARTMENT WITH PRIVATE PATIO, DIRECT GARDEN ACCESS AND DOUBLE GARAGE IN DESIRABLE PURPOSE BUILT DEVELOPMENT WALKING DISTANCE OF HALE VILLAGE. 1000sqft.

Hall. Living and Dining Room with Patio access. Breakfast Kitchen. Utility/WC. Two Double Bedrooms. Bathroom. Double Garage. Communal Gardens. No Chain.

Offers Over £400,000



# in detail



A well presented and superbly proportioned Ground Floor Apartment within this desirable purpose built development within a moments walk of the centre of Hale Village with its range of shops, restaurants, bars and the train station. In addition, the M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.



Being positioned on the Ground Floor, the property enjoys direct access through French doors from the main Living Room to its own patio area enjoying a delightful aspect of the south facing Communal Gardens.

Externally, there is a Double Garage a feature seldom found in apartments of this type.

The property is ready to move into with the minimum of fuss.

Comprising:

Communal Entrance serving two Apartments only. Ground Floor Entrance to Apartment 12. Entrance Hall with cloaks and large storage cupboard off. Doors provide access to the Living and Bedroom accommodation. Superbly proportioned Living and Dining Room with full height picture windows enjoying aspects of the communal gardens to the front and rear elevations and French doors opening on to a private covered Patio area. Coal effect fire place feature. Coved ceiling.



Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel sink and drainer unit with mixer tap over. The units incorporate a breakfast bar. Integrated appliances include a stainless steel double oven, five ring gas hob with extractor fan, fridge, freezer and dishwasher. Double glazed Upvc frame window to the side elevation.

Utility/WC with modern white suite and chrome fittings. Built in worktops. Space and plumbing for a washing machine and dryer. Wall mounted gas central heating boiler. Tiled floor. Double glazed uPVC frame window to the side elevation.

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

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

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings providing a bath with shower attachment over, separate enclosed shower cubicle with thermostatic shower and glazed door, wash

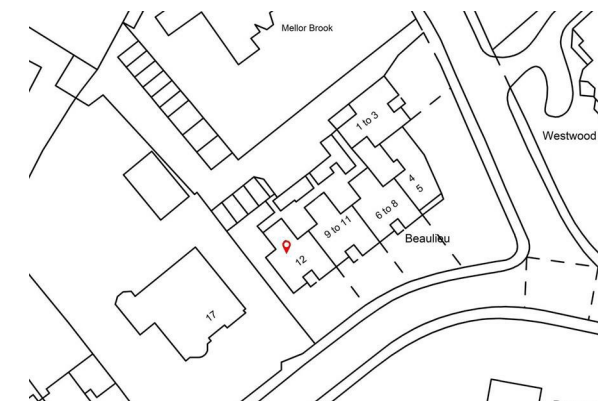


Externally, there is Guest and Resident Parking in addition to a Double Garage and the development is surrounded by lovely deep lawned Communal Gardens with deep maturely stocked borders providing excellent all year round screening and creating a delightful setting for the development.

An excellent apartment in a first class location.



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



Approx Gross Floor Area = 1000 Sq. Feet  
= 92.9 Sq. Metres

