



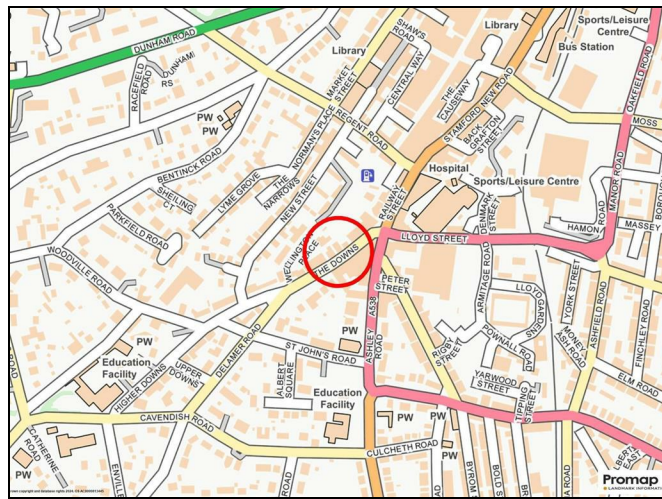
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INDEPENDENT ESTATE AGENTS

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 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 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

24A The Downs Altrincham, WA14 2PU



A BEAUTIFULLY APPOINTED AND SUPERBLY PROPORTIONED MODERN GROUND FLOOR APARTMENT WITH ITS OWN ENTRANCE AND UNDERCROFT PARKING, SET WITHIN THE HEART OF ALTRINCHAM TOWN CENTRE. 558 SQ FT.

Private Entrance. Open Plan Living Room and Dining Kitchen. Double Bedroom. Bathroom. Undercroft Parking. Communal Courtyard Garden.

£250,000

in detail



A beautifully presented and superbly proportioned Ground Floor Apartment with its own private entrance and with Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink literally on the doorstep.

The stylishly presented property extends to some 558 square feet providing an Open Plan Living Room and Dining Kitchen served by a Bedroom and stylish Bathroom.

Externally, there is a secure gated pedestrian access, in addition to gated undercroft parking with both being part of the Lower Downs Quarter development.

Comprising:

Private Entrance to Apartment 24a.

Open Plan Living Room and Dining Kitchen with clearly defined areas. To the Living Area there is access to useful walk in storage cupboard. Double glazed window to the side elevation. Integrated ceiling speakers.

Dining Kitchen fitted with an extensive range of contemporary, high gloss base and eye level units, incorporating a peninsular unit, with worktops over inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over, fridge, freezer, dishwasher, washing machine and wine cooler. Double glazed window to the front elevation enjoying views over the courtyard garden to the front.

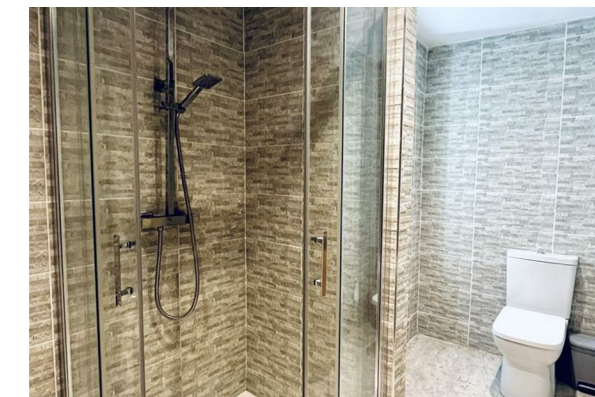
Bedroom with double glazed window to the side elevation. Built in wardrobes providing excellent hanging and storage space.

This room enjoys a stunning En Suite Bathroom fitted with a contemporary white suite and chrome fittings, providing a stand alone double ended bath, separate enclosed shower cubicle with dual attachments and glazed sliding doors, wash hand basin with built in storage below and inset mirror above and WC. Extensive tiling to the walls. Heated towel rail. Extractor fan.

Externally, there is a secure gated pedestrian access, in addition to gated undercroft parking with both being part of the Lower Downs Quarter development. Apartment 24a enjoys the use of a good size, low maintenance Courtyard Garden shared with just one other property.

Two Service Charges of approximately £200 per annum each so £400 in total. One is for the building insurance and the other for the communal courtyard garden, parking space and lighting.

- Leasehold - : 250 years from and including 3 February 2017
- Council Tax Band B



Approx Gross Floor Area = 558 Sq. Feet
= 51.8 Sq. Metres

