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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

10 Farley Lodge Cavendish Road

Bowdon, Altrincham, WA14 2NU



£485,000

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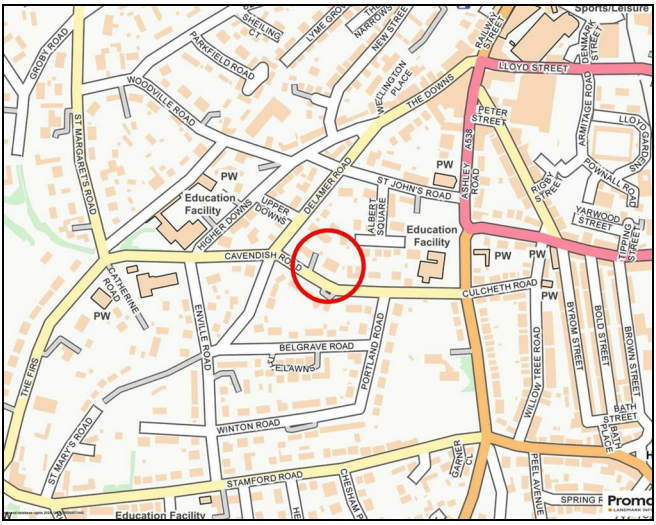
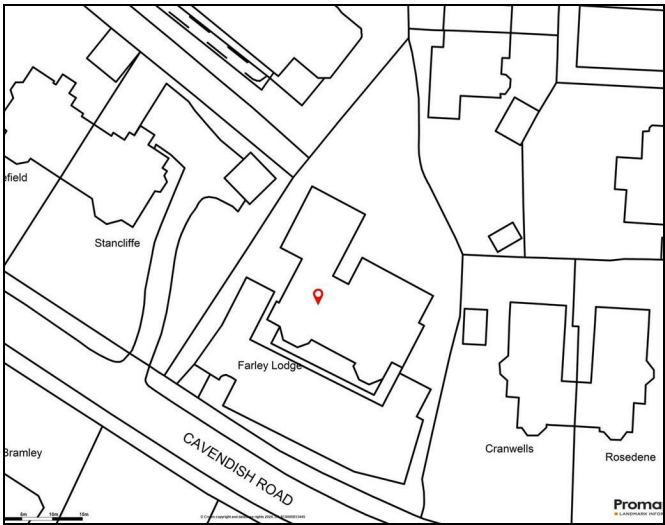
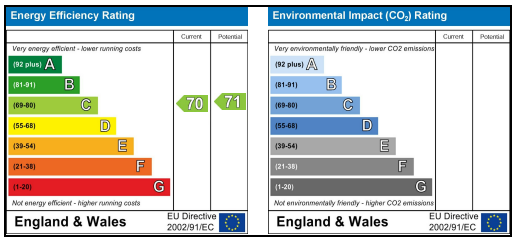


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A FANTASTIC GROUND FLOOR APARTMENT WITH ITS OWN FRONT DOOR AND DIRECT GARDEN ACCESS WITH PATIO, PERFECTLY LOCATED WITHIN WALKING DISTANCE TO BOTH HALE AND ALTRINCHAM.

Self contained Entrance. Dining Hall. Living and Dining Room. Open Plan to the Kitchen. Two Double Bedrooms Two Bath/Shower Rooms. Patio. Communal Garden. Two Parking Spaces. No Chain!



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 fantastic Ground Floor Apartment positioned within the purpose built element of this Apartment Development, perfectly located in one of the most desirable parts of Bowdon, within a few walk of both Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink and Hale Village with its range of fashionable shops, restaurants and bars.

The Apartment is positioned to the Ground Floor with flat access to the Private Entrance door which leads straight into the Apartment as opposed to a communal entrance and enjoys the rare and valuable feature of French doors from the living space directly onto its own wide stone paved Patio Area bordering onto the delightful Communal Gardens.

This really does make this Apartment stand out from similar Apartments which seldom have their own outside space.

With accommodation extending to approximately 1000 square feet, the property is accessed through a spacious Dining Hall with window to the side, tiled flooring and doors lead through to the accommodation.

350 square foot Living and Dining Room with French doors giving access to the patio with views over the gardens beyond. Further window to the side. Open Plan to the:

Kitchen with a window to the side and fitted with an extensive range of laminate fronted units with integrated oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.

Principal Bedroom One with a window to the side, built in wardrobes and served by the well appointed En Suite Shower Room with shower, WC and wash hand basin. Airing cupboard off. Extensive tiling to the walls and floor.

Double Bedroom Two also has extensive built in wardrobes and a window overlooking the patio and communal gardens beyond.

The Bedroom is served by the Bathroom fitted with a white suite of bath, wash hand basin and WC. Extensive tiling to the walls and floor,

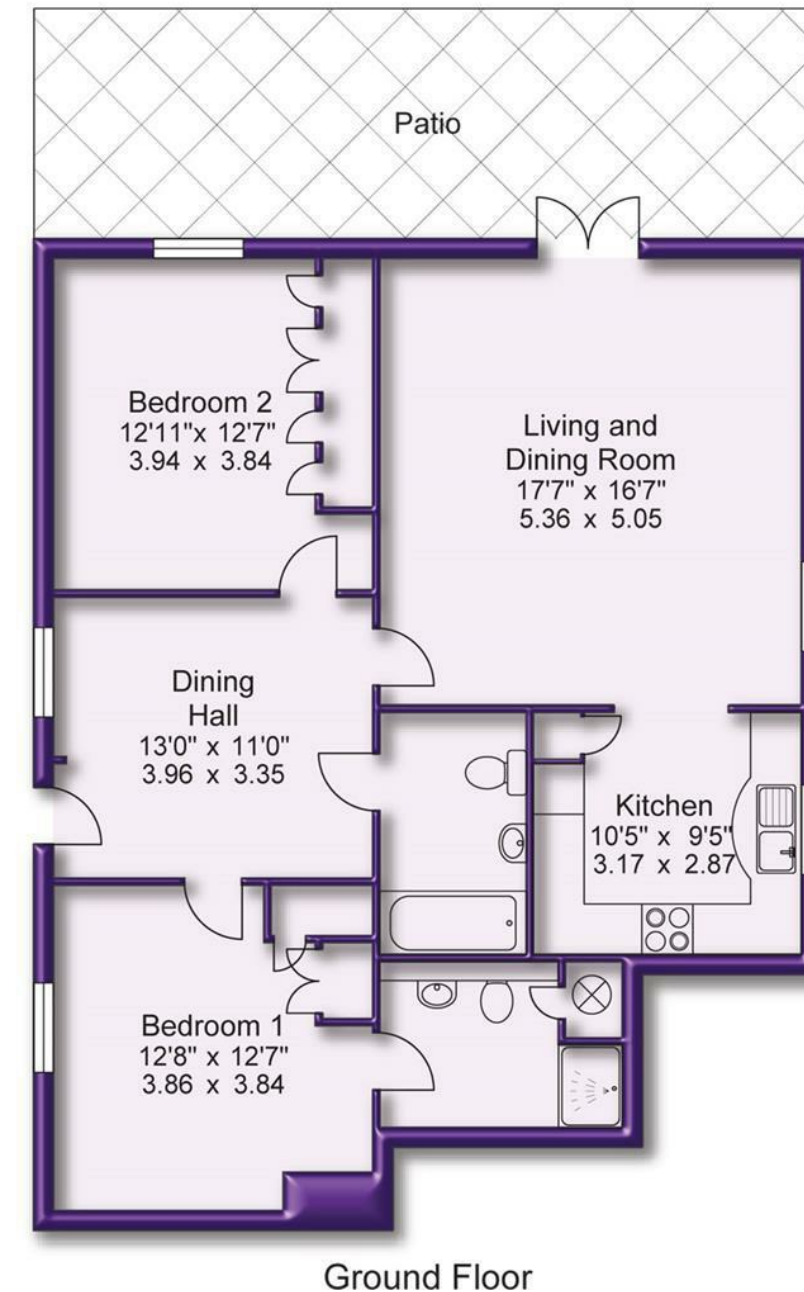
Externally, the Farley Lodge Development is approached through a remote controlled, electrically operated Gated Entrance to a sweeping Driveway to the Parking Areas and there are Two Reserved Parking Spaces serving this property, directly ahead and facing you as you enter the Development.

There are two ways to access to the property, the first is to the left hand side of the building, adjacent to the parking space, which is down a flight on stone steps. The second way is a flat access with no steps via a shale path to the right hand side of the Development that leads round the back of the building, across the garden patio and through the side entrance.

A fabulous Apartment, ideal for a downsizer, offered for sale with no chain!

- Leasehold - Term : 999 years from 1 January 2003
- Council Tax Band F

Approx Gross Floor Area = 987 Sq. Feet
= 91.8 Sq. Metres



Ground Floor