



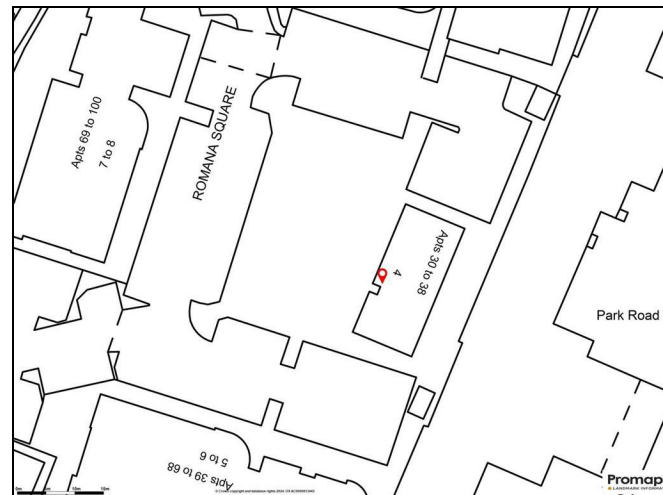
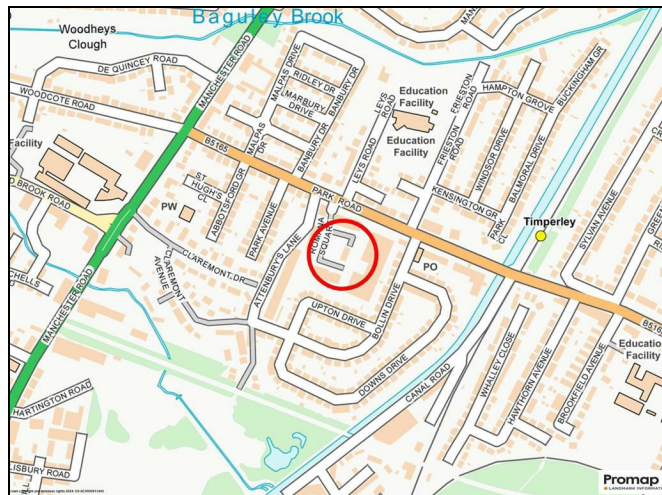
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INDEPENDENT ESTATE AGENTS

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	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

34 Romana Square Altrincham, Cheshire, WA14 5QB



A SUPERBLY SIZED FIRST FLOOR APARTMENT WITH GARDEN VIEWS, IN A GATED DEVELOPMENT WITHIN WALKING DISTANCE OF LOCAL SHOPS AND METROLINK. 773 sq ft.

Hall. Living and Dining Room. Open Plan Kitchen. Two Double Bedrooms. Two Bath/Showers. Resident/Visitor Parking. Communal Gardens. Concierge Service. No Chain.

£230,000

in detail



A superbly sized First Floor purpose built Apartment in the popular Romana Square, walking distance to excellent schools, local shops and Timperley Metrolink as well as being close to Timperley Village and Altrincham Town Centre.

The well presented property extends to some 773 sq ft providing a Hall, Open Plan Living and Dining Room with Kitchen and Two Double Bedrooms served by Two Bath/Showers with one being an En Suite to the Principal Bedroom.



Externally, there is allocated Resident and Visitor Parking and the Romana Square development set within well maintained Communal Gardens.

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

Comprising:

Communal Entrance with staircase rising to the First Floor Landing. Private Entrance to Apartment 34.

Entrance Hall with access to the Living and Bedroom accommodation. Utility cupboard with space and plumbing for a washing machine and housing a hot water cylinder.

Open Plan Living and Dining Room with uPVC double glazed sliding doors with Juliette Balcony enjoying views over the gardens to the front.

The Kitchen Area is fitted with a range of 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 and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over, fridge freezer and dishwasher.

Bedroom One with uPVC double glazed window to the front elevation enjoying views over the communal gardens.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail.

Bedroom Two is another good size Double Bedroom with uPVC double glazed window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over and glazed screen, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail.



Externally, the Development is approached through a Gated Entrance with Guest and Resident Parking facilities providing One Reserved Parking Space serving Apartment Thirty Four.

There are attractive landscaped Communal Gardens, with lawned area dispersed with pathways and seating areas.



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

- Leasehold - 999 years from 31 January 2005
- Council Tax Band D

Approx Gross Floor Area = 773 Sq. Feet
= 71.9 Sq. Metres

