



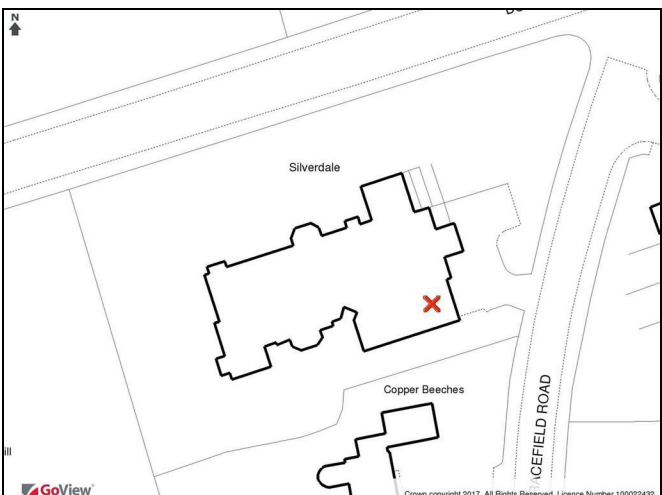
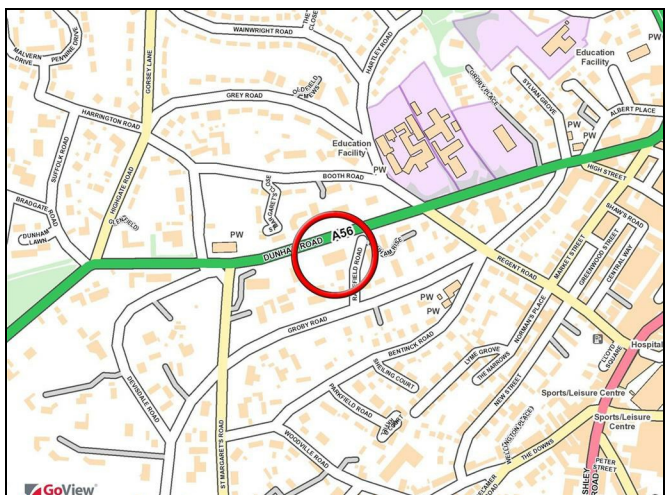
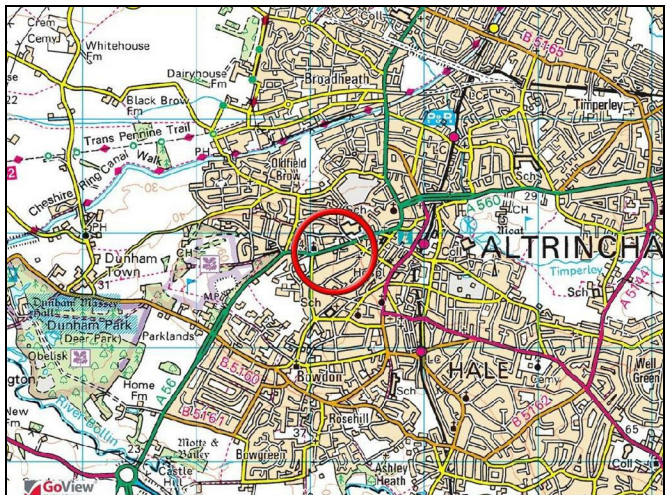
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INDEPENDENT ESTATE AGENTS

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 the 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

Flat 21 Silverdale Racefield Road  
Altrincham, WA14 4AP



A SUPERBLY PROPORTIONED TOP FLOOR RETIREMENT APARTMENT ENJOYING FANTASTIC VIEWS, CONVENIENTLY LOCATED WITH EASY ACCESS TO ALTRINCHAM TOWN CENTRE AND WITH THE RARE FEATURE OF A SUNNY ASPECT ROOF TERRACE. 726sqft.

Entrance Hall. Living. Breakfast Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Undercroft Parking for Two cars. Roof Terrace. Communal Gardens.

£350,000

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# in detail



A superbly proportioned Top Floor 'Penthouse' Retirement Apartment with Lift set within the impressive Silverdale Development generally regarded to be the finest Retirement Development in the Altrincham Area.

The location is supremely convenient, just off Groby Road, within walking of Altrincham Town Centre, its facilities and The Metrolink.

Positioned on the Top Floor and being one of the two largest Apartments in the Development, affording really quite fantastic views across the mature surrounding trees over the Town Centre and on a clear day beyond to Manchester City Centre and the Pennines.

In addition, the property has the rare and valuable feature of a Roof Terrace which enjoys sun throughout the day.

The Accommodation is superbly sized with beautifully proportioned rooms throughout.

The property is in the original specification from new and as such gives the opportunity for the incoming purchaser to upgrade and improve to their own style and specification to create the perfect retirement property.

The Accommodation extends to approximately 1200 square feet providing a spacious Dining Hall with access to the Roof Terrace in addition to the superb Lounge with three sets of French doors onto a Juliette Balcony and enjoying wonderful far-reaching views.

The Breakfast Kitchen has a window overlooking the Roof Terrace and is fitted with a range of units with integrated double oven hob, extractor fan, washing machine and dishwasher.

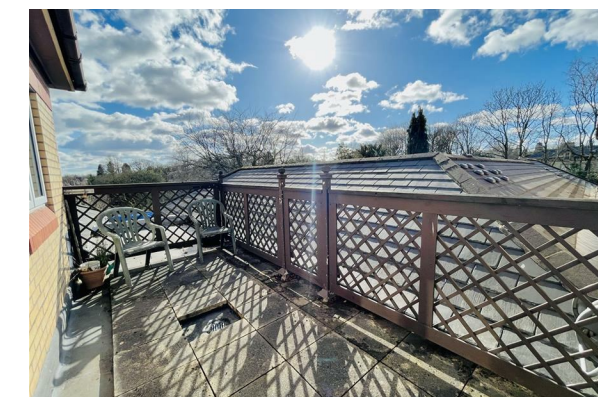
There are Two Double Bedrooms served by Two Bath/Shower Rooms with a Principal Bedroom having a Dressing Area with built-in wardrobes and a full En Suite Bathroom, whilst to the Second Double Bedroom also has built-in wardrobes and is served by the Guest Shower Room.

Silverdale is set within delightful Communal Gardens to all sides with well stocked borders. There is Undercroft Parking providing Resident Parking, with Two allocated Parking space for Apartment 21. There is a storage cupboard within the Undercroft Parking bay and there is power and light.

To the front of the property there is Guest Parking.

A truly wonderful Retirement Property, offered for sale with no chain.

- Leasehold - 125 years from 1 October 1989 -
- Council Tax Band G



Approx Gross Floor Area = 1195 Sq. Feet  
= 111.0 Sq. Metres

