



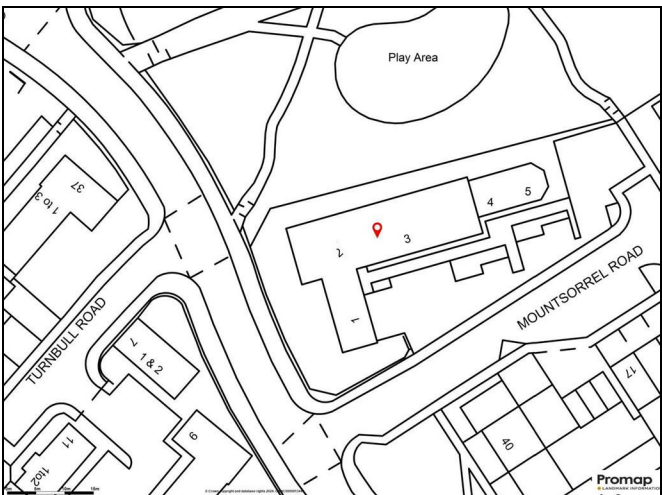
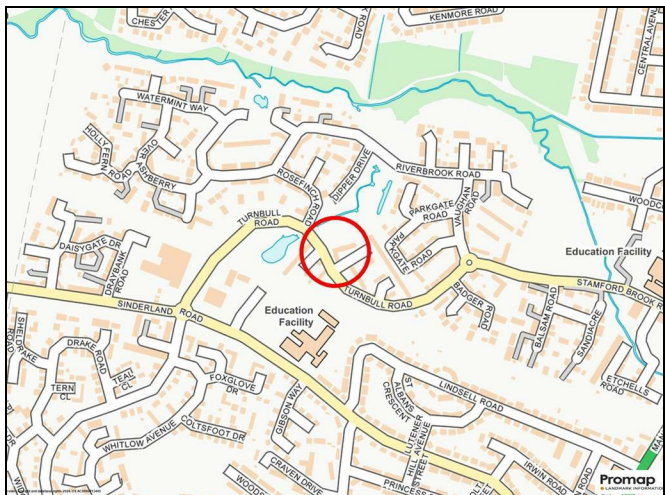
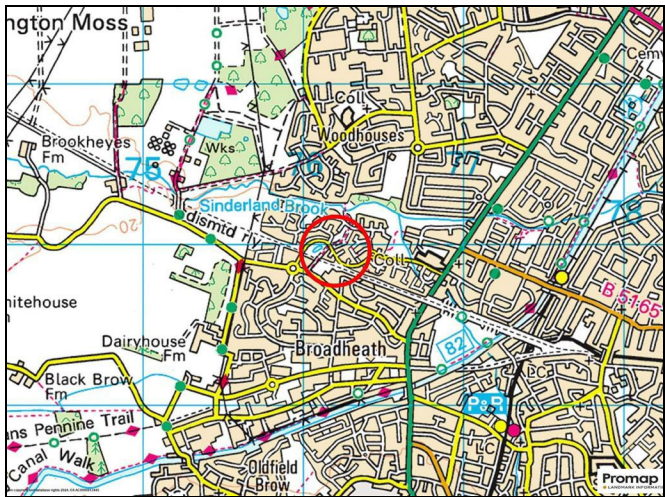
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INDEPENDENT ESTATE AGENTS

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 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

Apartment 8, 3 Mountsorrel Road West Timperley, Altrincham, WA14 5XL



A SUPERBLY POSITIONED GROUND FLOOR APARTMENT WITH DIRECT PATIO ACCESS, LOCATED ON THIS POPULAR DEVELOPMENT ENJOYING AN OPEN ASPECT. 603 SQFT.

Hall. 285 sq ft Open Plan Live In Dining Kitchen. Two Double Bedrooms. Bathroom. Guest and Residents Parking. Communal Gardens. No Chain.

£225,000

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in detail



A superbly positioned, Ground Floor Apartment set within the popular Stamford Brook Development by Redrow Homes which was built in conjunction with the National Trust and was designed to ensure that the wide open spaces between the different parts of Development remain and wildlife corridors have been created providing delightful walks towards the open countryside surrounding.



The well presented property extends to some 603 square feet providing a Hall, Open Plan Live In Dining Kitchen, served by Two Double Bedrooms and a Family Bathroom.

This particular Apartment enjoys direct access from the Lounge onto a Communal patio area with an open aspect across a green, Children's play area and wildlife corridor.

Stamford Brook is ideally positioned within a convenient reach of Altrincham Town Centre, the Metrolink at Timperley and within an easy reach of the Motorway Networks serving the region.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Communal Hall with staircase rising to the Upper Floors. Ground Floor Private Entrance serving Apartment 8. 'L' shaped Hall with large airing, cloaks and storage cupboard off.

Open Plan Live In Dining Kitchen with clearly defined areas. To the Living and Dining Area there is window to the rear elevation.

Kitchen Area fitted with a 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 and tiled splashback. Integrated appliances include an oven, four ring gas hob with extractor fan over. There is space for freestanding appliances. French doors open onto a Communal paved patio area with open aspect over a children's play area.

Bedroom One with window to the front elevation. Built in wardrobes provide ample hanging and storage space.

Bedroom Two with window to the front elevation.

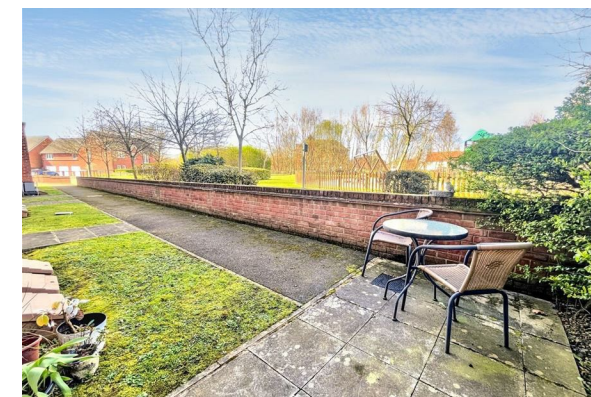
The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings providing a bath with thermostatic shower over, wash hand basin and WC. Tiling to the walls.



Externally, there is allocated Resident's Parking facilities to the front of the property and neatly tended Garden areas to all sides.

Gas central heating. Double Glazing.

This property is offered for sale with no chain.



- Leasehold - 125 years from 1 January 2006
- Council Tax Band B

Approx Gross Floor Area = 603 Sq. Feet
= 56.0 Sq. Metres

