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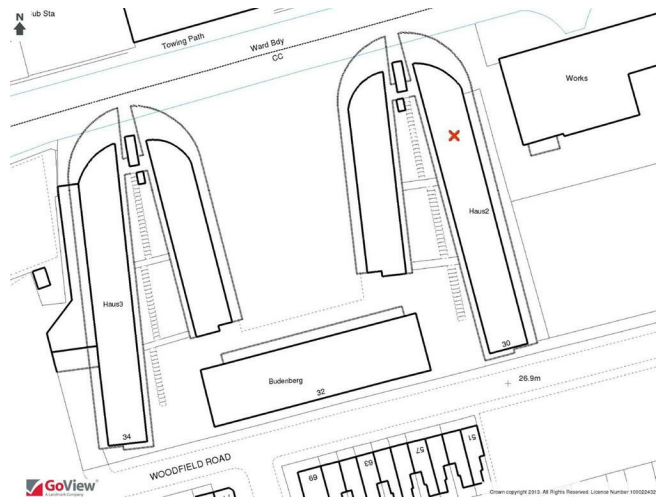


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road and the Development will be found on the right hand side.



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 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

2105 Budenberg, 30 Woodfield Road, Altrincham, WA14 4RB



A SUPERB GROUND FLOOR APARTMENT SET WITH OWN PATIO, SET WITHIN THE GROUND BREAKING BUDENBERG CANAL SIDE DEVELOPMENT IDEAL FOR THE TOWN CENTRE AND METRO. 588SQFT.

HALL. OPEN PLAN LIVING/DINING ROOM. KITCHEN. DOUBLE BEDROOM. STYLISH BATHROOM. DECKING AND PATIO. FABULOUS COMMUNAL GARDENS.

AVAILABLE ON 50% SHARED EQUITY AT £77,500 OR 100% AT £155,000.

CONTACT HALE 0161 941 6633

£77,500

in detail



50% SHARED EQUITY @ £77,500
100% @ £155,000

A Ground Floor Apartment within a ground breaking canal side Budenberg Haus Projekte Apartment Development by Urban Splash featuring fabulous full height and full width windows which open onto a decked Terrace and large Patio Area.

Design features include, full height windows, Bamboo flooring; a custom built Italian design Kitchen with appliances and a superbly appointed contemporary design Bathroom with branded fittings and low voltage halogen lighting.

Externally, all Residents enjoy the use of the fabulous Communal Gardens, which provide sitting areas and undulating lawns bordering on to the canal.

Conveniently Navigation Road Metrolink Station is with walking distance, as is Altrincham Town Centre and the open space of John Leigh Park.

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the Apartments in addition to the elevator tower also rising to every level.

From the open walkway at Ground Floor Level an Entrance door provides direct access in to the Apartment Hallway.

Fantastic 200 square foot Living/Dining Room with virtually full height and full width window and sliding patio door which provides access onto the outside space comprising of a decked Terrace and a further Patio Area.

The Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink with tiled splash back. Integrated appliances including a stainless steel oven, hob and fridge freezer plus there is access to a useful storage cupboard.

There is a Double Bedroom with two tall vertical windows. The Bedroom is served by a very stylishly appointed contemporary design Bathroom with white suite, chrome fittings, bath with shower over, granite finishes and extensive toiletry and storage cabinets.

A lovely Apartment in a great location and available to purchase from 50% shared equity at £77,500, or 100% share at £155,000.

Further details are available on request as a shared equity purchase would involve an element of rent payment.

The current sellers own the property on a 50% shared equity basis, paying a rent of £520.91 per month which includes £212.91 in rent, ground rent of £18.26, Estate Management Fees £265.57 and further managements fees of £24.17. All potential purchasers must be approved via application to Riverside Home Ownership.

Budenberg Sinking Fund Contribution

Buyers are to be aware that on the sale of an apartment at the Budenberg development the seller is required to make a single service charge contribution calculated based on the number of years the seller has owned the apartment. Full details will be made available through the legal enquiries.

- Leasehold - 125 years from 20 April 2007
- Council Tax Band C



Approx Gross Floor Area = 588 Sq. Feet
(Inc. Decking) = 54.6 Sq. Metres

