



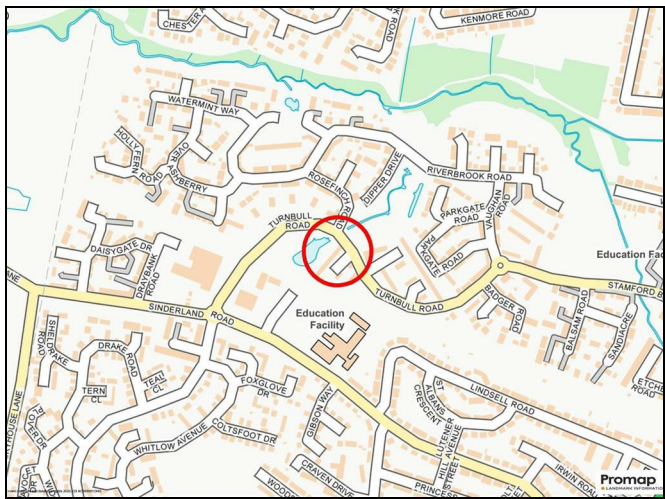
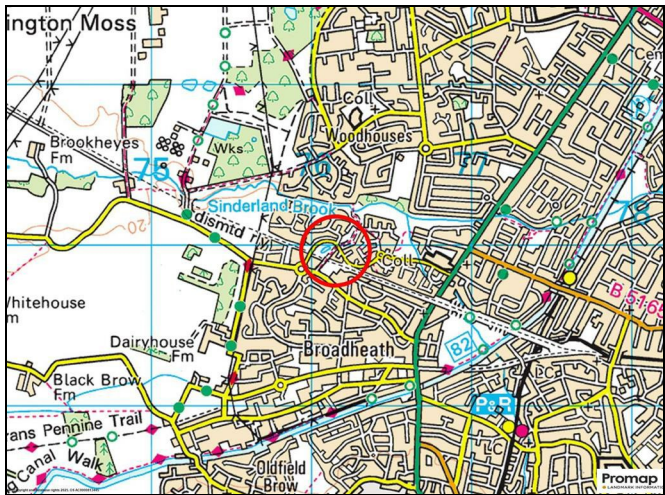
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INDEPENDENT ESTATE AGENTS

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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

37 Turnbull Road West Timperley, Altrincham, WA14 5UP



A BEAUTIFULLY APPOINTED, LARGER THAN AVERAGE, MODERN FIRST FLOOR APARTMENT WITH SINGLE GARAGE AND COMMUNAL GARDENS ON THE STAMFORD BROOK DEVELOPMENT. 938 sqft.

Communal Entrance and Hall. Hall. Open Plan Live In Dining Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Two parking spaces. Single Garage. Communal Gardens.

£260,000

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in detail



A superb, larger than average, modern First Floor Apartment situated on the Stamford Brook Development which has been built as a joint venture with The National Trust designed to adhere to high environmental standards creating a community where resource and energy efficiency is a priority.



Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre, the Metrolink at Timperley and being within easy reach of the Motorway Networks serving the region and having Waitrose and Asda within five minutes walking distance of the property.

The beautifully appointed property has been refurbished to a high standard and contemporary theme with the accommodation extending to some 938 sqft providing a Hall, Open Plan Live In Dining Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms.

A particular feature of the property is that it is one of only three Apartments in the building and so therefore enjoys a quieter alternative to Apartment Living.

Externally, there is a driveway with two parking spaces in front of a Single Garage and the Apartment is set within well maintained Communal Gardens. Bin Store.

Comprising:

Communal Entrance. Communal Hallway with staircase rising to the First Floor Landing. Private Entrance to Apartment 3.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Large airing cupboard providing useful storage. Window to the front elevation.

Open Plan Live In Dining Kitchen is a fantastic space. To the Living and Dining Areas there is a dual aspect with windows to the front and rear elevations. The Kitchen Area is fitted with a range of base and eye level units with Quartz worktops over inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring gas hob and extractor fan over, fridge, freezer and washing machine. Window to the rear elevation.

Principal Bedroom One with window to the rear elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and black fittings providing an enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floors. Inset mirror.

Bedroom Two is another excellent sized Double Bedroom with window to



The Bedrooms are served by a Bathroom with contemporary white suite and black fittings providing a bath with thermostatic shower over, dual attachments and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floors. Inset mirror.

Externally, there is a driveway with two parking spaces in front of a Single Garage and the Apartment is set within well maintained Communal Gardens. Bin Store.



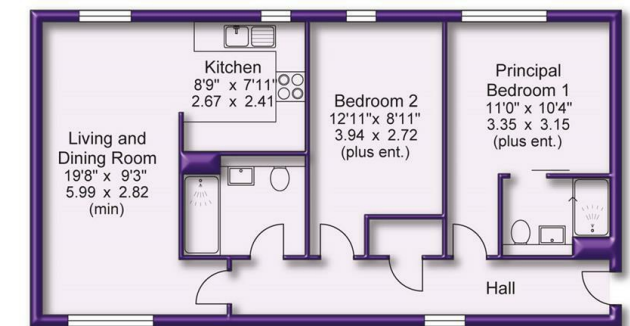
- Leasehold - 125 years from 1st January 2005
- Council Tax Band C



Garage
19'10" x 9'2"
6.05 x 2.79

Approx Gross Floor Area = 938 Sq. Feet
(Including Garage) = 87.2 Sq. Metres

Approx Gross Floor Area = 755 Sq. Feet
(Excluding Garage) = 70.2 Sq. Metres



First Floor

