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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Apartment 10 Dunham Mount

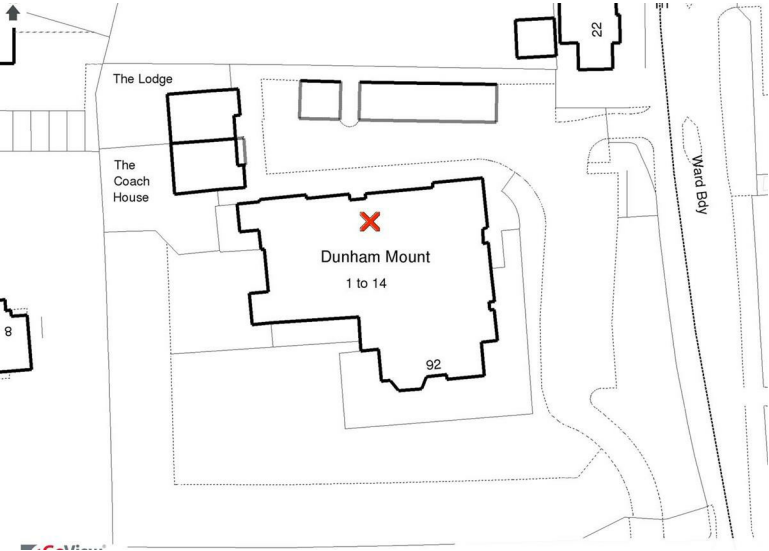
Dunham Road, Altrincham, WA14 4AD



£525,000

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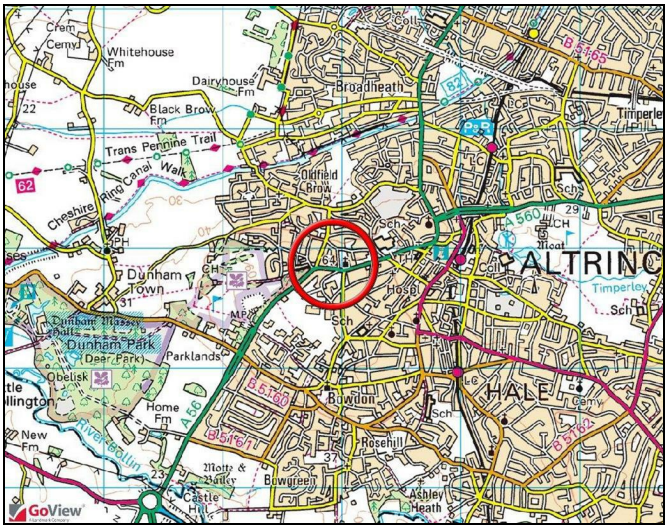
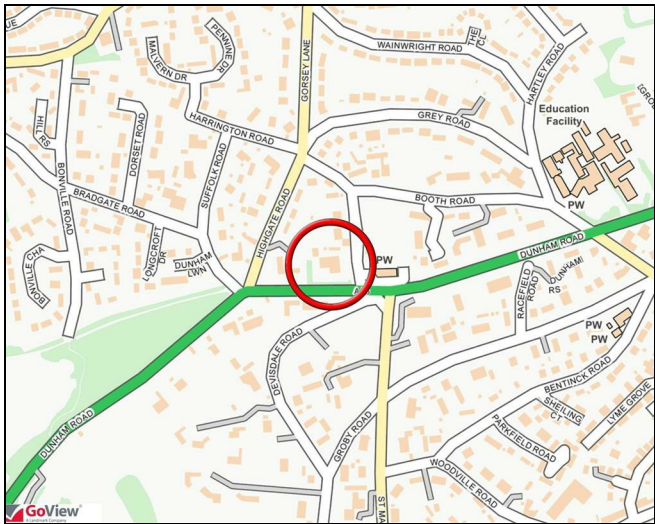
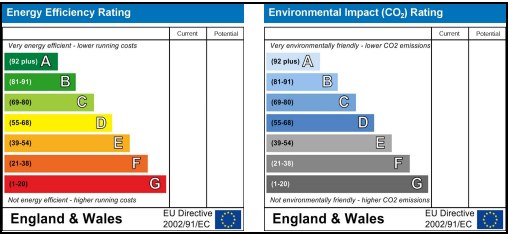


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFULLY APPOINTED SECOND FLOOR APARTMENT IN THIS PH HOMES GATED DEVELOPMENT WITH LIFT, ENJOYING THE BENEFIT OF A SUNNY WEST FACING BALCONY. 1051sqft.

Hall. Cloaks. Living/Dining Room. Breakfast Kitchen. Two Double Bedrooms. Two Baths/Shower Rooms. Parking. Private Communal Gardens. No Chain!



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.

in detail

An easy to maintain, modern Second Floor Apartment in a PH Homes Development completed in 2013 and featuring a sunny aspect West facing balcony.

The high, corniced ceilings with LED lighting, modern wood flooring, polished chrome electrical fittings, high specification Kitchen and Bathroom fittings all add to the feeling of a modern, spacious apartment. There is under floor heating in both Bathrooms. All the sash windows are double glazed.

The property measures 1051 square feet and consists of an Entrance Hall, Two Large Cloaks cupboards, Living/Dining Room with Balcony off and Breakfast Kitchen and there are Two Double Bedrooms and Two Bath/Shower Rooms, one full Bathroom being En Suite to the Principal Bedroom.

The Development stands in beautiful Communal Garden made up of a large grass lawn with borders of shrubs and mature trees providing privacy and attractive outlooks. The approach is via a secure gate on Dunham Road, with an additional entrance/exit gate onto Gorsey Lane via a proximity sensor which opens the gate. Both gates have keypads and are wired to the occupant's mobile phone. There are Two Allocated adjacent Parking Spaces for Apartment 10.

The location is within walking distance of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter.

Externally, there are Communal Entrances to the front and side of the building with the side entrance benefitting from access to the Lift. Two different staircases lead to the Upper Floors. There is ample Guest and Resident Parking with Two adjacent Parking Spaces Allocated to Apartment 10.

Double glazed French windows from the Living and Dining Room open to a West facing Balcony overlooking the gardens.

Comprising:

Communal Entrances to the front and side. Communal Hall with staircase and lift rising to the Upper Floors. Private Entrance to Apartment 10.

Spacious Entrance Hall with modern wood flooring and high corniced ceiling. Doors give access to the Living and Bedroom Accommodation. Large Cloaks/Storage cupboard. Inset Velux skylight window.

Living and Dining Room with contemporary wall mounted, gas living flame fireplace and wiring for a wall mounted flat screen TV above. Doors provide access to a West facing Balcony enjoying far reaching views towards Manchester City Centre and the Pennines. Additional windows to the side elevation.

Breakfast Kitchen with an extensive range of high gloss laminate fronted units with Corian worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated Neff appliances include a stainless steel oven and combination microwave oven, four ring induction hob with stainless steel extractor fan over, fridge, freezer, dishwasher and washer dryer. Wall mounted gas central heating boiler housed within the units. Window to the rear elevation. Tiled floor.

Principal Bedroom One with windows enjoying unobstructed views of Manchester City Centre and the Pennines. Built in wardrobes along one wall providing excellent hanging and storage space.

This Bedroom is served by an En Suite Bathroom fitted with a white suite and chrome fittings, providing a large bath, walk in wet room style shower with glazed screen, wash hand basin and WC with illuminated, mirror back toiletry ledge above. Chrome ladder radiator. Extensive tiling to the walls and floor. Under floor heating.

Bedroom Two also with similar views to Bedroom One.

Shower Room fitted with a white suite and chrome fittings, providing a walk in wet room style shower, wash hand basin and WC with plate glass, illuminated vanity mirror. Extensive tiling to the walls and floor. Chrome finish heated towel rail radiator. Under floor heating.

This property is offered for sale with no chain and could be moved into with little or no fuss.

- Leasehold - 999 years from 1 January 2012
- Share of the Freehold
- Council Tax Band E

Approx Gross Floor Area = 1051 Sq. Feet
= 97.7 Sq. Metres

