



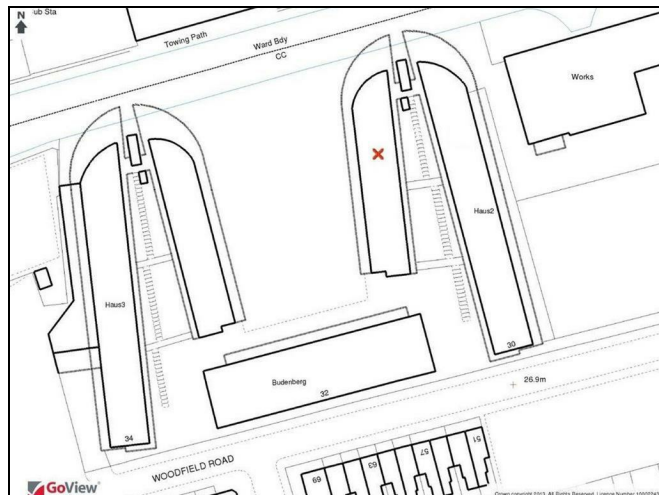
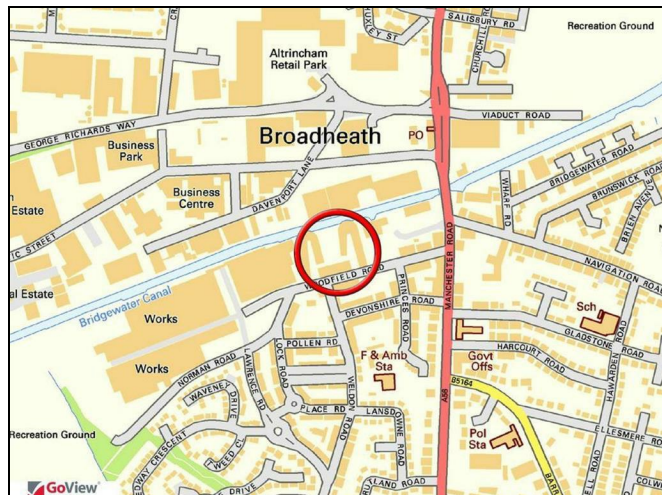
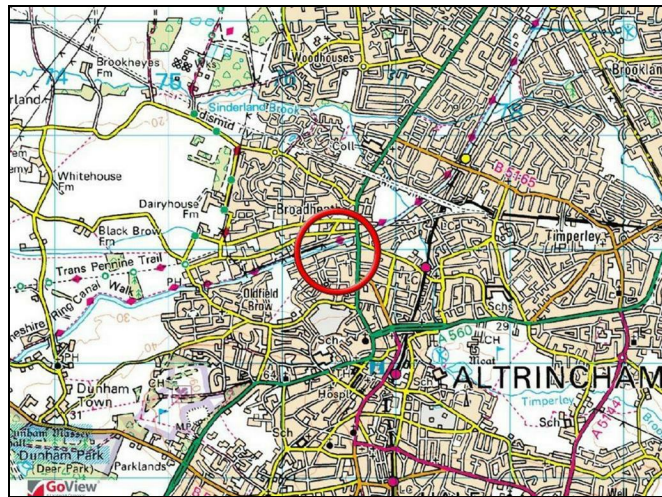
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INDEPENDENT ESTATE AGENTS

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	82	82

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 that 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.



INDEPENDENT ESTATE AGENTS

2552 Budenberg Woodfield Road Altrincham, WA14 4RF

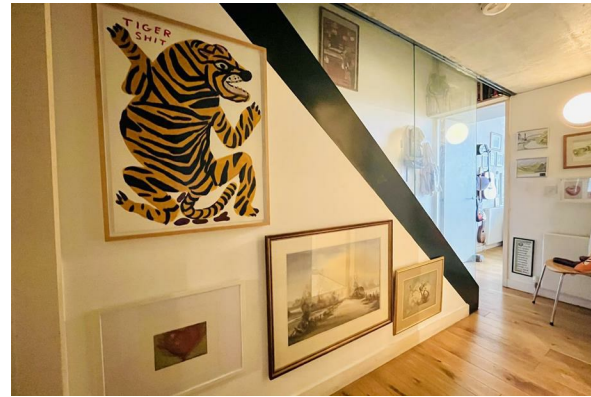
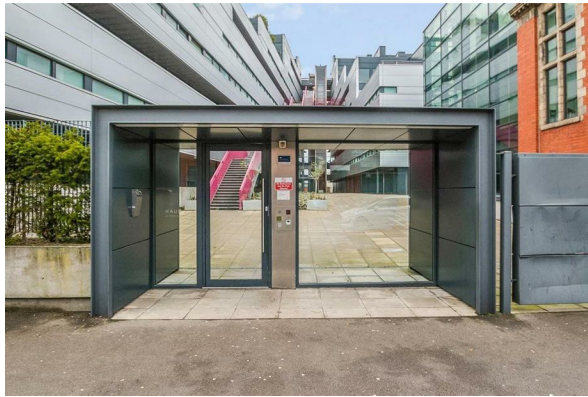


A SUPERB APARTMENT WITHIN THE STRIKING BUDENBERG DEVELOPMENT WITH BALCONY ENJOYING VIEWS OVER THE COMMUNAL GARDENS AND WITH UNDERCROFT PARKING. 639sqft.

Entrance Hall. Living and Dining Room with Balcony off. Kitchen. Two Bedrooms. Bathroom. Communal Gardens.

£190,000

in detail



Overall, a striking apartment within a ground breaking development.

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 on the number of years the seller has owned the apartment. Full details will be made available through the legal enquiries.

- Leasehold - 999 years from and including 1 January 2003
- Council Tax Band D

Approx Gross Floor Area = 626 Sq. Feet
= 58.03 Sq. Metres



A 'Foster and Partners' designed Fifth Floor Apartment within the striking Budenberg Haus Projekte Apartment Development by Urban Splash and superbly appointed throughout.

Design features include, a 12' high concave ceiling and full height windows within the open plan Living and Dining space; an impressive 17' West facing Balcony with Garden views, a custom built Italian design Kitchen with appliances and a 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.

Parking is provided by secure underground Garaging with two access points and One Reserved Parking Space serving this Apartment.

Conveniently Navigation Road Metrolink Station is with walking distance, as is Altrincham Town Centre, the facilities, the popular Market Quarter 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 Fifth Floor Level an Entrance door provides direct access in to the Apartment to an Upper Level Entrance Vestibule. This features a glass balustrade staircase with rising ceiling height above to the Lower Level.

Hall with oak flooring, cupboard housing the washer dryer and doors giving access to the Living and Bedroom accommodation.

Lounge/Dining Room with oak flooring and a 12' high vaulted, curved concrete ceiling.

There are full height windows to the length of one wall with a glazed sliding door giving access to the delightful 17' West facing Balcony with timber decked base and ample space for a table and chairs and Garden Green views. All wiring is boxed to keep the property pristine.

The Kitchen is open plan to Lounge/Dining Room and is appointed with a range of Italian design units with integrated four ring hob, stainless steel oven and grill, slimline dishwasher, and a stainless steel finish tall fridge freezer unit.

There are Two Double Bedrooms and a Bathroom, the Principal Bedroom also features mirror fronted wardrobes.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, granite finishes and extensive toiletry and storage cabinets. The shower also has a power shower attachment.

