



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

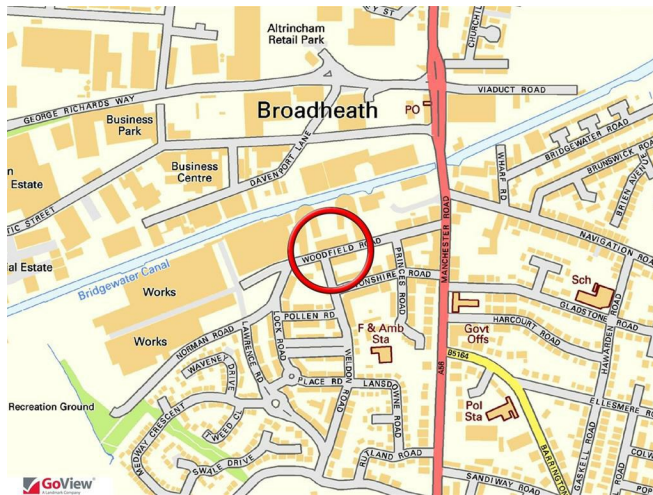


INDEPENDENT ESTATE AGENTS

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. Go across the traffic lights and continue along Barrington Road to the next traffic lights and then turn right into Manchester Road. 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	74	81

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.

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WATERSONS

INDEPENDENT ESTATE AGENTS

209 Budenberg Woodfield Road , Altrincham, Cheshire, WA14 4RN



A SUPERBLY SIZED FIRST FLOOR APARTMENT WITHIN THE ORIGINAL BUDENBERG BUILDING WITH LIFT AND COMMUNAL GARDENS, IDEAL FOR THE TOWN CENTRE AND METRO. 693SQFT

HALL. OPEN PLAN LIVING/DINING ROOM. KITCHEN. DOUBLE BEDROOM. BATHROOM. COMMUNAL GARDENS. UNDERCROFT PARKING.

£175,000

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in detail



A superbly sized Apartment within the fabulous Budenberg Development positioned within the original Budenberg building conversion and enjoying a supremely convenient location within a few minutes walk of Navigation Road Metrolink Station, in addition to being within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter, and with local convenience shops nearby, as well as Altrincham Retail Park and Asda and Waitrose Supermarkets.

The Budenberg is set behind a Gated Development with access to undercroft Parking, with One Reserved Parking Space serving this Apartment. There is a lift to all floors and the Development stands in wonderful, landscaped Communal Gardens boarding onto the Bridgewater Canal.

The well presented property extends to some 693 square feet providing a Hall, Live In Dining Kitchen, Bedroom and Bathroom.

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 and Lift rising to the Upper Floors. First Floor Landing with private access to Apartment 209.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Built in store with space and plumbing for a washing machine. Built in cloaks. Bamboo flooring.

Impressive 400 square foot Open Plan Live In Dining Kitchen with wide window to the front elevation and bamboo flooring throughout.

The Kitchen Area is fitted with a range of white high gloss base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances including an oven, hob with extractor fan over, fridge, freezer and dishwasher.

Superbly proportioned Bedroom with wide window to the front elevation.

Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower over, wash hand basin with built in storage below and WC.

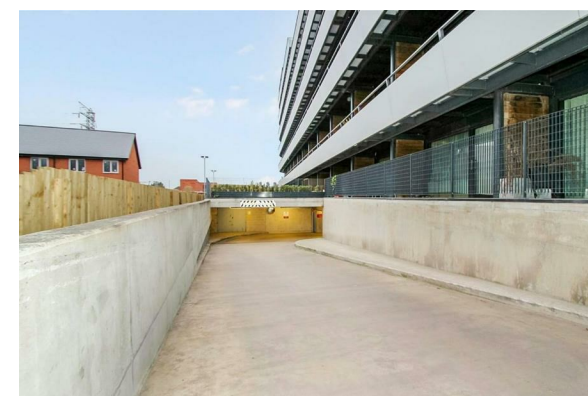
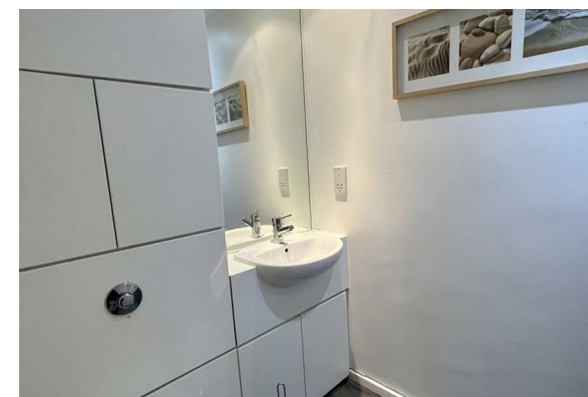
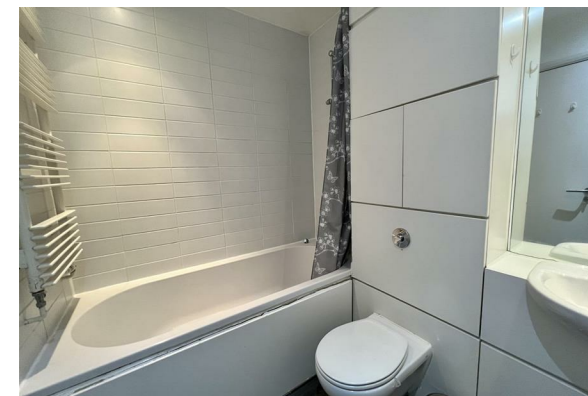
Externally, there is access to under croft Parking, with One Reserved Parking Space serving this Apartment, and the Budenberg Development is set within extensive Communal landscaped Gardens which border onto the Bridgewater Canal.

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

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 - 999 years from 1 January 2003
- Council Tax Band C



Approx Gross Floor Area = 693 Sq. Feet
= 64.24 Sq. Metres

