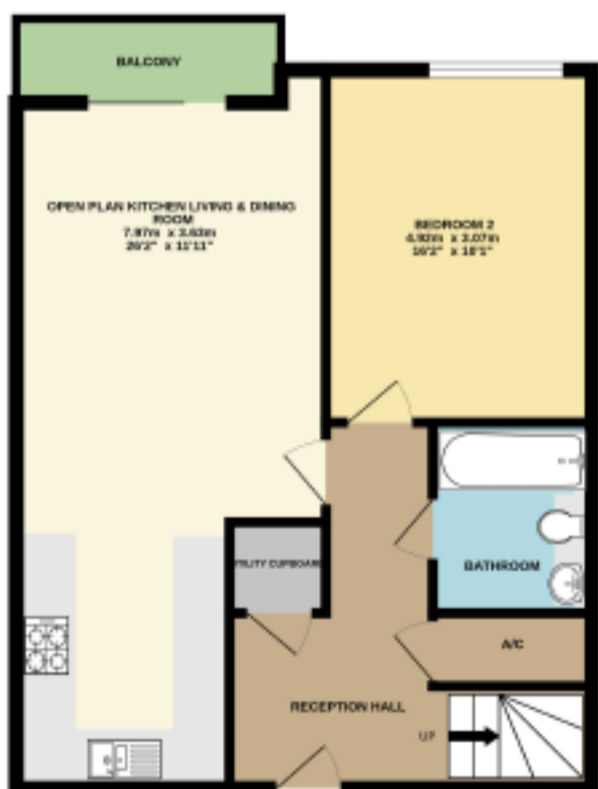




APARTMENT 27, TIVOLI
 12 DENMARK STREET, ALTRINCHAM
 CHESHIRE, WA14 2YE



54.8 sq.m. (590 sq.ft.) approx.



TOTAL FLOOR AREA: 54.8 sq.m. (590 sq.ft.) approx.
 Measurements shown have been made to the centre of the finished wall, measurements of glass, windows, doors and other elements are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any purchase. The actual layout and dimensions shown here will be based on the actual construction and may vary slightly from those shown. Measurements are given in metres and feet and inches.

30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA: 30.0 sq.m. (323 sq.ft.) approx.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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**APARTMENT 27, TIVOLI
12 DENMARK STREET
ALTRINCHAM**



Occupying a truly central location within easy walking distance of a large number of amenities including the Metro System into Manchester, this apartment offers well planned accommodation all set out over two levels.

Briefly the accommodation comprises a good sized L shaped entrance hallway with two generous storage areas, the living accommodation has the focal point of a large living area and dining kitchen with the benefit of a balcony. Completing this floor of the apartment is a double bedroom and family bathroom.

On the top floor is the master bedroom with access to a further sun terrace and ensuite bathroom. This apartment has the unique bonus of having access to a superb sun terrace spanning in excess of 1,600 sq ft.

Hale's fashionable village lies within ten minutes walk and the National Trust Land at Dunham is within five to ten minutes drive.

DIRECTIONS

Tivoli House sits centrally in Altrincham behind Goose Green and next to the Cinema.

LOWER FLOOR

- RECEPTION HALL
- UTILITY CUPBOARD
- OPEN PLAN KITCHEN/LIVING & DINING ROOM 26'2" x 11'11" (7.97 x 3.63)
- BALCONY
- BEDROOM TWO 16'2" x 10'1" (4.92 x 3.07)
- BATHROOM

TOP FLOOR

- MASTER BEDROOM 15'11" x 14'9" (4.84 x 4.50)
- EN-SUITE
- SUN TERRACE 77'5" x 29'10" (23.60 x 9.10)



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

