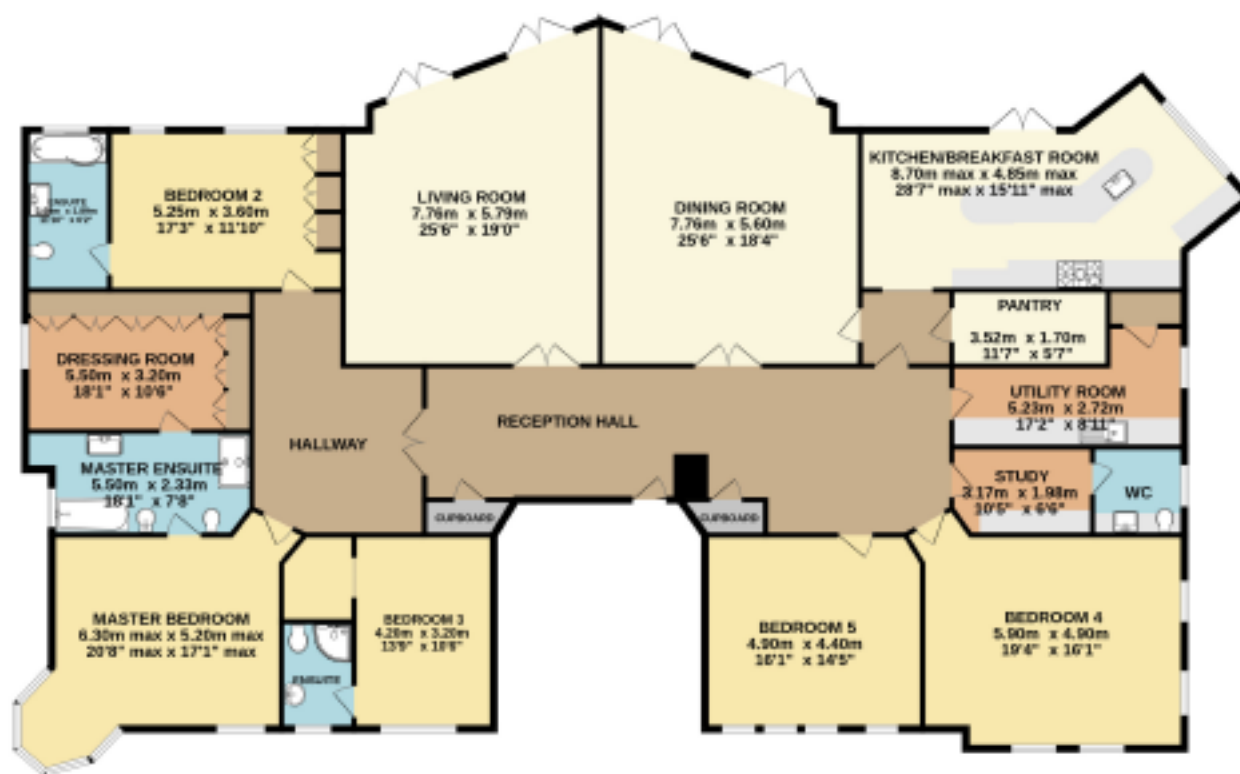




APARTMENT 1, RUSKIN LODGE  
2 BROAD LANE, HALE  
CHESHIRE, WA15 0DD



Ground Floor  
346.7 sq.m. (3732 sq.ft.) approx.



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 346.7 sq.m. (3732 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## APARTMENT 1, RUSKIN LODGE 2 BROAD LANE HALE



Arguably one of the largest apartments to come to the market in recent times, No. 1 Ruskin Lodge offers fabulous accommodation extending to 3,700 sq.ft. approx.

The apartment originally comprised two smaller apartments which were combined for the original occupant, who resided in the property from its construction.

Briefly the accommodation comprises a wide welcoming communal hallway with lift and staircase to upper floors and the underground parking facilities.

The apartment itself comprises a magnificent reception hall with opens out directly onto a substantial living room and separate dining room which both have excellent views over the rear garden.

UTILITY ROOM 17'2" x 8'11" (5.23 x 2.72)  
 KITCHEN/BREAKFAST ROOM 28'7" max x 15'11" max (8.70 max x 4.85 max)  
 PANTRY 11'7" x 5'7" (3.52 x 1.70)  
 LIVING ROOM 25'6" x 19'0" (7.76 x 5.79)  
 DINING ROOM 25'6" x 18'4" (7.76 x 5.60)  
 MASTER BEDROOM 20'8" max x 17'1" max (6.30 max x 5.20 max)  
 MASTER -EN-SUITE 18'1" x 7'8" (5.50 x 2.33)  
 DRESSING ROOM 18'1" x 10'6" (5.50 x 3.20)  
 BEDROOM TWO 17'3" x 11'10" (5.25 x 3.60)  
 EN-SUITE TWO 11'10" x 6'2" (3.60 x 1.89)  
 BEDROOM THREE 13'9" x 10'6" (4.20 x 3.20)  
 EN-SUITE THREE  
 BEDROOM FOUR 19'4" x 16'1" (5.90 x 4.90)  
 BEDROOM FIVE 16'1" x 14'5" (4.90 x 4.40)



Adjacent to these two rooms is a substantial breakfast kitchen with pantry and utility room and the living accommodation is completed by a study and separate wc.

The bedroom accommodation offers a master bedroom suite of bedroom, en-suite bathroom and dressing room. There are five bedrooms in all comprising two with en-suite facilities.

Ruskin Lodge is an attractive development which was constructed just over ten years ago. There is ample forecourt parking and a generous underground car park with storage facilities.

Whilst the apartment might need some cosmetic updating, there is also the potential to return this one magnificent apartment back to the two apartments that were originally intended.

It is essential to view this property to appreciate the space and potential combined with one of the best locations in Hale.

### 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.



### DIRECTIONS

From the centre of Hale proceed up Westgate turning right onto Hale Road. Continue for approximately three quarters of a mile, turning right onto Board Lane where the development will be found almost immediately the right.

### GROUND FLOOR

RECEPTION HALL 39'8" x 13'1" (12.10 x 4.00)

HALLWAY 19'0" x 12'9" (5.80 x 3.89)

STUDY 10'5" x 6'6" (3.17 x 1.98)

WC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

