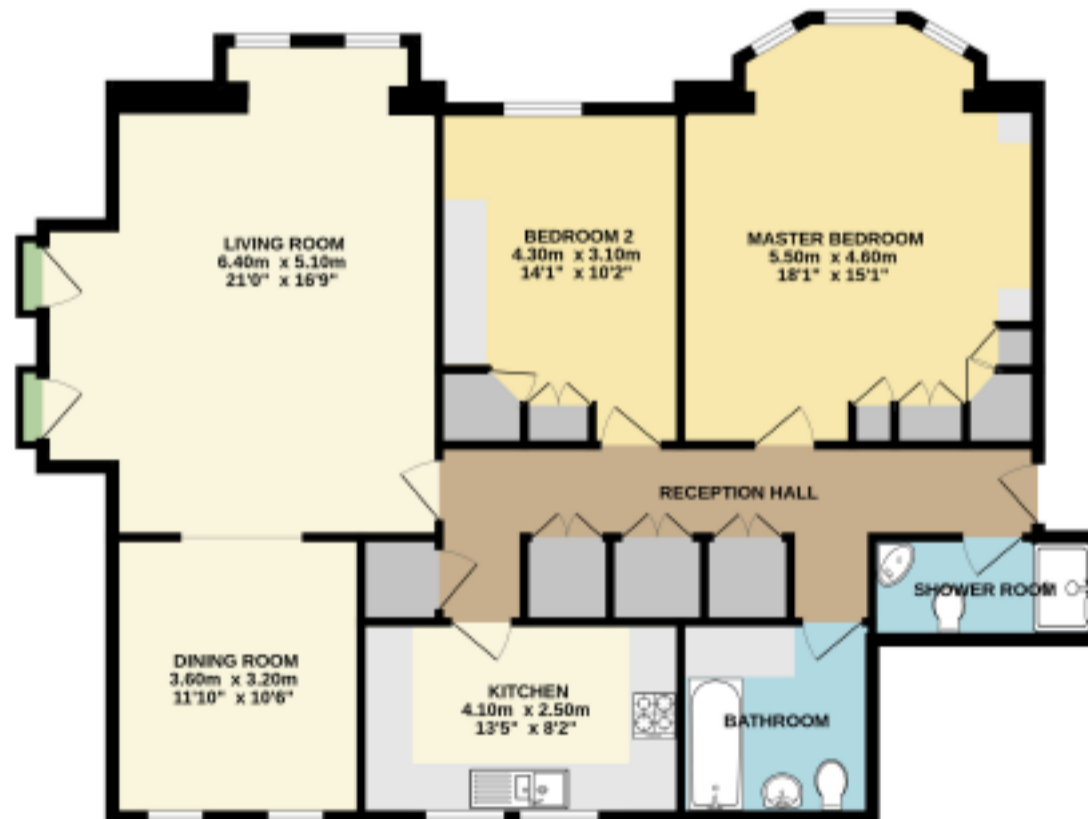




**FLAT 5, BEECH LAWN,
ST. MARGARETS ROAD, BOWDON,
CHESHIRE, WA14 2BG**



112.4 sq.m. (1210 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 112.4 sq.m. (1210 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as a basis for prospective purchase. The services, contents and appearance should have been noted and no guarantee as to their operability or effectiveness is given.
Markings designed by C&C

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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**FLAT 5, BEECH LAWN,
ST. MARGARETS ROAD
BOWDON**



Occupying an excellent location almost equi distant between Hale and Altrincham, this well maintained apartment offers excellent accommodation extending in excess of 1200 sq.ft.

Whilst the accommodation will benefit from some modernisation, the apartment has been well maintained and also has the benefit of on site parking and a garage.

FIRST FLOOR

- RECEPTION HALL
- KITCHEN 13'5" x 8'2" (4.10 x 2.50)
- LIVING ROOM 21'0" x 16'9" (6.40 x 5.10)
- DINING ROOM 11'10" x 10'6" (3.60 x 3.20)
- MASTER BEDROOM 18'1" x 15'1" (5.50 x 4.60)
- BEDROOM TWO 14'1" x 10'2" (4.30 x 3.10)
- BATHROOM
- SHOWER ROOM



Briefly the accommodation comprises a communal entrance with lift and staircase to the first floor. The apartment itself offers a reception hall, a large living room and dining room enjoying views over the communal gardens.

There is a kitchen, two double bedrooms, bathroom and separate shower room adjacent to the master bedroom.

Beech Lawn sits in large communal gardens, and is beautifully maintained.

Altrincham town centre is within five to ten minutes walk and Hale's fashionable village is within five minutes drive.

The Metro System into Manchester is located in the centre of Altrincham.

DIRECTIONS

From the centre of Altrincham proceed up the A56 through the yellow speed camera turning left onto St. Margarets Road the entrance is immediately on the left.

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 'F'

VACANT POSSESSION UPON COMPLETION

VIEWING

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

