



APARTMENT 2, CHESHAM HOUSE,
CHESHAM PLACE, BOWDON,
CHESHIRE, WA14 2JL



Ground Floor
112.0 sq.m. (1206 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 112.0 sq.m. (1206 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the measurements of all areas, dimensions, areas and any other details are approximate and responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The purchaser is advised to verify all dimensions and details by inspection and to satisfy themselves as to the accuracy of the floor plan. Measurements are given in meters and feet and inches.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N. Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(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;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N. Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





APARTMENT 2, CHESHAM HOUSE, CHESHAM PLACE BOWDON



A truly stunning and stylish ground floor apartment with its own private terrace. Chesham House is a small gated development on the corner of tamford Road and Chesham Place and lies within easy walking distance of both Hale Village and Altrincham Town Centre.

The spacious accommodation in brief comprises a beautifully appointed communal hallway, welcoming entrance hall with useful storage cupboards. A good size open plan living/dining room with access to the terrace. The living room opens onto the breakfast kitchen which is fitted to a contemporary style with extensive high quality base and eye level units with marble work surfaces and integrated appliances.

There is a matching island unit with breakfast bar and French doors also leading to the terrace.

The principal bedroom is a fantastic size again with French doors on the terrace and has its own en suite shower room. The second bedroom is also a very generous double and sits adjacent to the third bedroom that would be ideal as a guest room or as a home office/study. Bedrooms two and three are served by the fabulous contemporary family bathroom. There is also an extremely useful laundry room.

Chesham House is a popular and prestigious development comprising of just ten apartments and is handily located being within walking distance of both Hale and Altrincham. Hale with its fashionable restaurants and range of shops is complemented by Altrincham with its massively improved town centre and Metrolink services into Manchester. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

The properties are accessed via remote operated electric gates and this particular unit has two parking spaces adjacent to the apartment. As mentioned previously, the property benefits from its own landscaped terrace that extends the full width of the apartment. The terrace provides a delightful outside entertaining space and is predominantly paved with well stocked borders and brick built boundary walls.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, continuing into Stamford Road, Chesham House will be found on the left on the corner of Chesham Place.

GROUND FLOOR

ENTRANCE HALL
STORE
PLANT ROOM
UTILITY 5'0" x 6'8" (1.53 x 2.02)
KITCHEN/BREAKFAST ROOM 11'8" x 12'6" (3.55 x 3.81)
LIVING ROOM 14'1" x 15'2" (4.29 x 4.61)
DINING AREA 8'10" x 12'1" (2.69 c 3.68)
MAIN BEDROOM 21'1" x 12'6" (6.43 x 3.80)
EN-SUITE 10'5" max x 8'1" (3.18 max x 2.47)
BEDROOM TWO 10'5" x 13'7" (3.17 x 4.15)
BEDROOM THREE/OFFICE 8'10" x 9'9" (2.69 x 2.98)
BATHROOM



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	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

