58 NEW COPPER MOSS, ALTRINCHAM, CHESHIRE, WA15 8EG

John N
Hilditch & Co

53.4 sq.m. (575 sq.ft.) approx.

MASTER BEDROOM
3.57m x 2.94m
11'9" x 9'8"

BEDROOM 2
2.65m x 2.05m
8'8" x 6'9"

LOUNGE/DINER/OPEN KITCHEN
6.76m x 4.68m
22'2" x 15'4"

BATHROOM

A/C

RECEPTION HALL

LOBBY

STORAGE
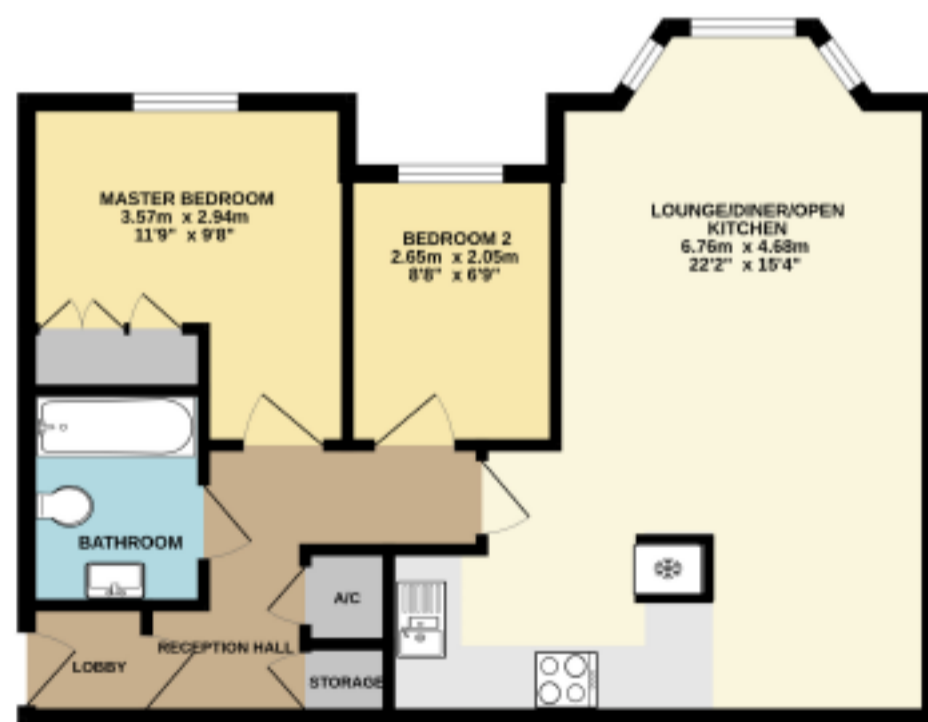
FLOOR PLANS
Not to Scale. For Illustration purposes only.

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Situated in a highly popular development within easy walking distance of both Hale and Altrincham. This well proportioned second floor purpose built apartment comprises communal entrance with entry phone system, the apartment itself comprises an entrance hallway, good sized open plan living/dining room/kitchen. Two bedrooms and one bathroom and storage cupboard. Externally there are well maintained communal gardens and allocated car parking.

SECOND FLOOR

RECEPTION HALL
LOUNGE/DINER/OPEN KITCHEN 22'2" x 15'4" (6.76 x 4.68)
MASTER BEDROOM 11'9" x 9'8" (3.57 x 2.94)
BEDROOM TWO 8'8" x 6'9" (2.65 x 2.05)
BATHROOM

The development generally has been occupied by a mixture of owner occupiers and investors and the communal areas are well kept and provide ample on site car parking.

Hale's fashionable village lies within ten minutes walk as does Altrincham with its busy market town centre and Metro system into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are close by and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Hale Road. Continue straight over into Queens Road, follow Queens Road all the way to the bottom where New Copper Moss will be found on Stamford Park Road directly facing.

SERVICES:
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.
TENURE:
Leasehold. Termination Date of Lease – 125 Years From July 2005
SERVICE CHARGE: £635.56 - Half Yearly
GROUND RENT: £150 Per Annum
ASSESSMENT:
Trafford Borough Council. Council Tax Band 'C'
VACANT POSSESSION UPON COMPLETION
VIEWING:
By appointment through the Agent.