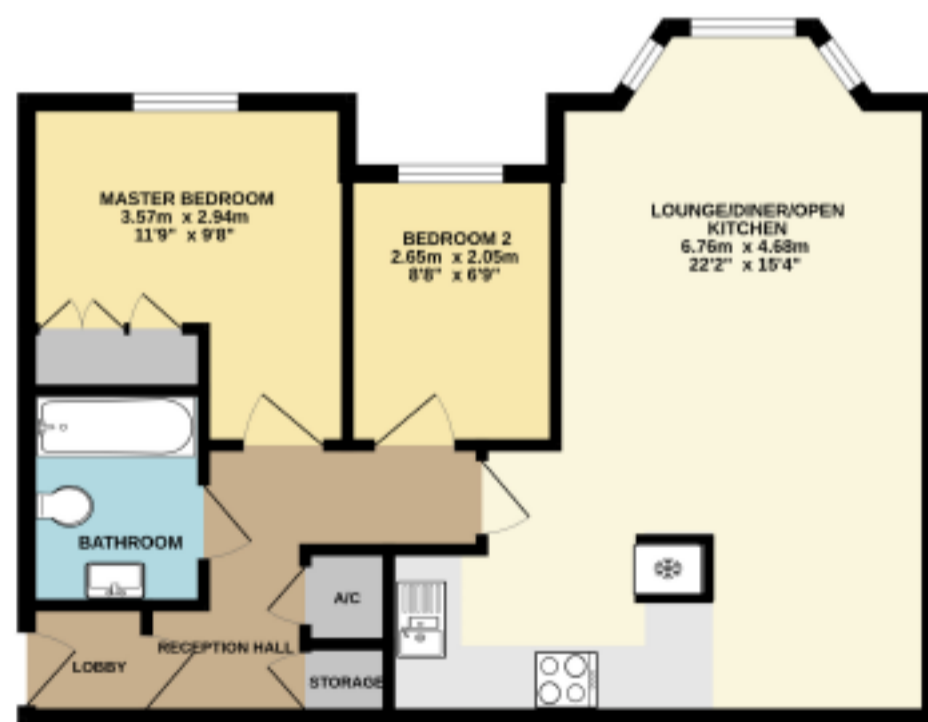




58 NEW COPPER MOSS, ALTRINCHAM, CHESHIRE, WA15 8EG



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



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA - 53.4 sq.m. (575 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are shown, errors and any variations are agreed upon and responsibility is taken for any error contained in this document. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The materials, systems and appliances shown have not been inspected and no guarantee as to their operability or efficiency can be given.
 Made with AutoCAD 2014

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.





58 NEW COPPER MOSS ALTRINCHAM



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.



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

