



**FLAT 5, CHURCH COURT, CECIL ROAD,
HALE, CHESHIRE, WA15 9NT**



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 64.0 sq.m. (689 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should not be used to verify any prospective purchase. The services, systems and appliances shown hereon are not intended and no guarantee as to their operability or efficiency can be given.
Issue with drawings: 1/2/21

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**FLAT 5, CHURCH COURT,
CECIL ROAD
HALE**



Occupying a truly central location within walking distance of Hale village, this first floor apartment has been completely renovated by our clients since its acquisition and offers well planned accommodation which has its own private entrance.

FIRST FLOOR

- KITCHEN 10'1" x 9'10" (3.07 x 3.00)
- LIVING/DINING ROOM 17'9" x 12'2" (5.41 x 3.71)
- BEDROOM ONE 12'2" x 12'0" (3.71 x 3.66)
- BEDROOM TWO 9'6" x 9'1" (2.90 x 2.77)
- BATHROOM

The accommodation which is reached by a staircase comprises a large living/dining room with a completely refitted kitchen adjacent. There are two double bedrooms and a refurbished family bathroom.



The apartment is tastefully decorated to a light, airy contemporary theme, and there is an excellent view to the rear over communal gardens.

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: 999 Years From 14th May 1982

SERVICE CHARGE:

£130 Per Month

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'D'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Unusually for a property of this style there is a single garage and ample on site car parking.

DIRECTIONS

From the centre of Hale village proceed along Cecil Road where the property will be found on the left.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		