



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £77,500 ***** ONE BEDROOM, GROUND FLOOR FLAT IN THE POPULAR BUDENBERG **** 50% Ownership *** NO CHAIN **** CASH BUYERS ONLY **** Accessed via Haus 2, this FANTASTIC flat benefits from a large double bedroom, three piece bathroom, a fitted kitchen and a spacious lounge/diner area with a large patio door opening onto a spacious decked terrace. Walking distance to Navigation Metrolink Station, Altrincham Retail Park, Altrincham town centre, Navigation Park, John Leigh Park, local shops and amenities PLUS excellent transport and network links! A great flat if you are a first time buyer or are looking for an investment. Viewings are by appointment only and can be booked by contacting the office.



Entrance Hallway

Hardwood front door, recessed floor mat, wood effect flooring, wall lights, plug points and access to all rooms.

Bedroom 1 11' 2" x 10' 1" (3.400m x 3.083m)

Carpeted flooring, floor to ceiling double glazed windows to the front, ceiling wall lights, plug points and wall mounted electric radiator.

Bathroom 6' 11" x 5' 7" (2.114m x 1.690m)

A modern fitted three piece bathroom suite comprising of a bath with shower over, wall mounted handwash basin and wall hung W.C. Built in vanity storage under the sink, full mirror wall with shelf, tiled floor, ceiling spot lights and wall mounted towel radiator.

Lounge/Diner 16' 1" x 12' 2" (4.903m x 3.699m)

Wood effect flooring, wall light, large double glazed floor to ceiling window with sliding patio door. Wall light, plug points, television point, electric wall mounted radiator and access into the kitchen.

Kitchen 8' 5" x 5' 7" (2.557m x 1.694m)

A modern style kitchen, with integrated appliances and built in storage. Integrated fridge/freezer, electric oven and hob with over head extractor and splash back. Plug points, wall light and space for a washing machine. Storage cupboard with boiler.

Terrace

A large terrace with a decked area and a further larger paved area.

Auction

Bullet Points: Immediate 'exchange of contracts' available Sold via 'Secure Sale' Strap (intro) Line: Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £77,500 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. To be added at the foot of (all) the property advert..... Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Additional information

Leasehold 999 years from 1 January 2003 Council Tax Band C 50% rent £207.33 Ground rent £18.26 Management £20.01 Estate Fees £150.30



Thompson's
Estate Agents

30 Woodfield Road
Altrincham WA14 4RB



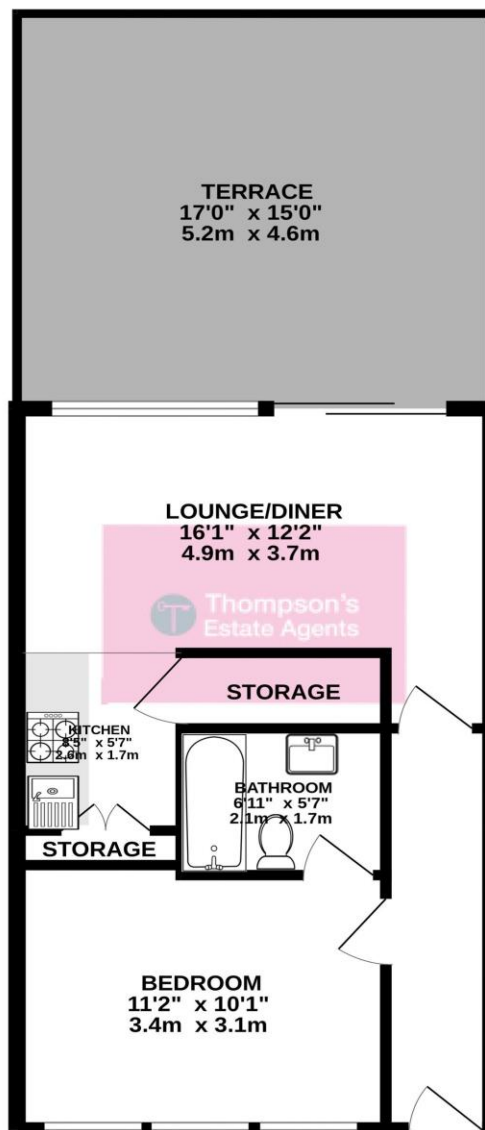
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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Apartment 2105
30 Woodfield Road
ALTRINCHAM
WA14 4RB

Energy rating

C

Valid until:

10 February 2034

Certificate number:

6303-7054-0002-1402-7102

Property type

Ground-floor flat

Total floor area

47 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		