



Cavendish Road | Bowdon | WA14 2NU

Offers over £400,000



SHEPPARD & CO

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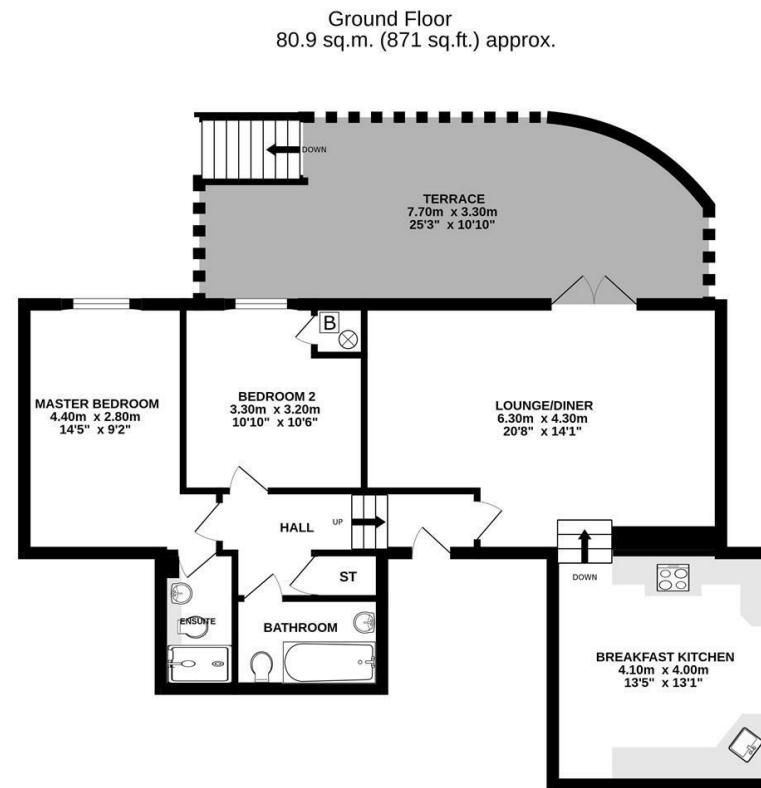
- Well Presented Ground Floor Apartment
- Kitchen Breakfast Room
- Direct Access To A Private Decked Terrace
- Walking Distance To Altrincham & Hale
- Open Plan Living Dining Room
- Principal Bedroom With Ensuite
- Allocated Secure Gated Parking
- NO ONWARD CHAIN

Perfectly positioned within a secure gated development, this ground floor apartment offers generous and well-planned accommodation with direct access on to a private terrace and the communal gardens.

The property is entered via a welcoming hall, leading to a spacious open-plan living and dining area with French doors opening onto a private decked terrace overlooking the gardens. A separate kitchen/breakfast room provides additional space for everyday dining. There are two double bedrooms, including a principal bedroom with en-suite, along with a well-appointed family bathroom.

Externally, the development is accessed via electronic gates and benefits from an allocated parking space. The private deck terrace, accessed directly from the living room, provides an ideal spot for outdoor dining and relaxation, with the landscaped communal gardens beyond.

Farley Lodge is situated within a short stroll of both Altrincham and Hale and situated on one of Bowdon's finest roads.



TOTAL FLOOR AREA: 80.9 sq.m. (871 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We do not guarantee these to be correct to any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and equipment shown in the floor plan have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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