



Cavendish Road | | Bowdon | WA14 2NU

Guide price £350,000



SHEPPARD & CO

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- Well Presented Ground Floor Apartment
- Open Plan Living Dining Room
- Kitchen Breakfast Room
- Principal Bedroom With Ensuite
- Direct Access To A Private Decked Terrace
- Allocated Secure Gated Parking
- Walking Distance To Altrincham & Hale
- 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.

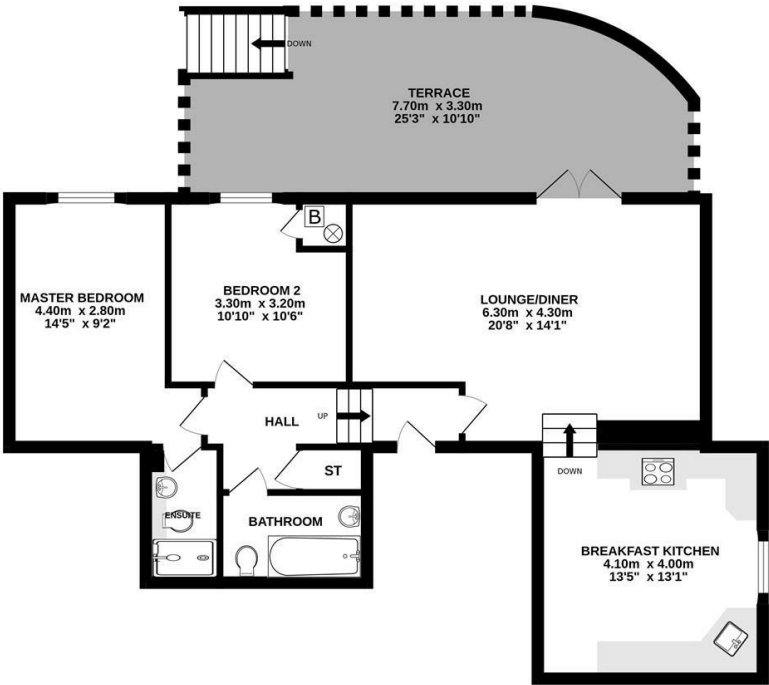
The property is entered via a welcoming hall, leading to a spacious open-plan living and dining area with French doors opening onto a private decked terrace overlooking the gardens. A separate kitchen/breakfast room provides additional space for everyday dining. There are two double bedrooms, including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



Ground Floor
80.9 sq.m. (871 sq.ft.) approx.



TOTAL FLOOR AREA: 80.9 sq.m. (871 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 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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