



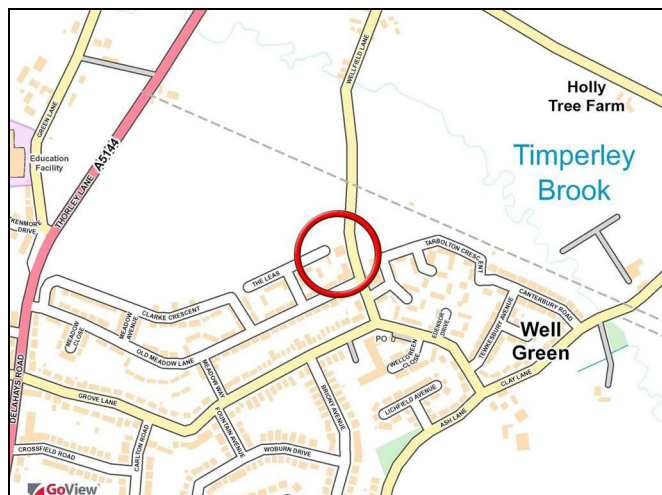
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INDEPENDENT ESTATE AGENTS

# location



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# Apt 6, Meadow Court Wellfield Lane Hale, Altrincham, WA15 8LG



**A SUPERBLY PROPORTIONED FIRST FLOOR APARTMENT IN THIS POPULAR GATED DEVELOPMENT IN HALE WITH EASY ACCESS TO THE AIRPORT AND MOTORWAY NETWORKS. 911 sq ft.**

**Large Hall. Open Plan Living/Dining Room on to the stylish Kitchen with a range of appliances. Two fabulous Double Bedrooms. Principal Bedroom with Juliette Balcony. Two stylish Bath/Shower Rooms. Parking. No Chain.**

# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		79	82				

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

**£250,000**

# in detail



A superbly proportioned First Floor Apartment within this fabulous purpose built development enjoying an enviable position on the fringe of open countryside, yet within easy reach of all facilities within Altrincham, Hale, Hale Barns and Timperley.

The well presented property extends to some 911 square feet providing a spacious Entrance Hall, Open Plan Living/Dining Room and Kitchen, Two Double Bedrooms served by Two Bath/Shower Rooms.



Externally, remote control operated gates provide access to Guest and Resident Parking Area with One Reserved Parking Space serving Apartment 6. The Development is surrounded by communal gardens with open fields beyond, creating a lovely setting.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Ground Floor Entrance and Entrance Hall. First Floor Communal Landing. Private entrance door to Apartment 6.

Hall extending to some 24' in length with modern wood laminate flooring. Large Storage cupboard also housing the hot water system.

Open Plan Living and Dining Room and Kitchen with open aspect and wood laminate flooring. The Kitchen Area is fitted with a range of contemporary high gloss base and eye level units with worktops over incorporating an island unit. Integrated appliances include an oven, microwave oven, induction hob with extractor fan over, fridge, freezer, dishwasher and washer/dryer. Wall mounted gas central heating boiler housed within the units.

There are Two excellent Double Bedrooms with modern design wall to wall, floor to ceiling built in wardrobes with sliding doors and both having wood laminate flooring throughout. The Principal Bedroom features French doors opening to a Juliet Balcony with open view beyond whilst the Second Bedroom extends to some 18' in length.

There are Two well appointed Bath/Shower Rooms with white suites and chrome fittings, one being En Suite to the Principal Bedroom.

Externally, the property enjoys a remote control operated gated entrance to the Guest and Resident Parking Area with One Reserved Parking Space serving Apartment 6. The Development is surrounded by communal gardens with open fields beyond, creating a lovely setting.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- leasehold - 250 years from 1 June 2003  
- Council Tax Band E



Approx Gross Floor Area = 911 Sq. Feet  
= 84.6 Sq. Metres

