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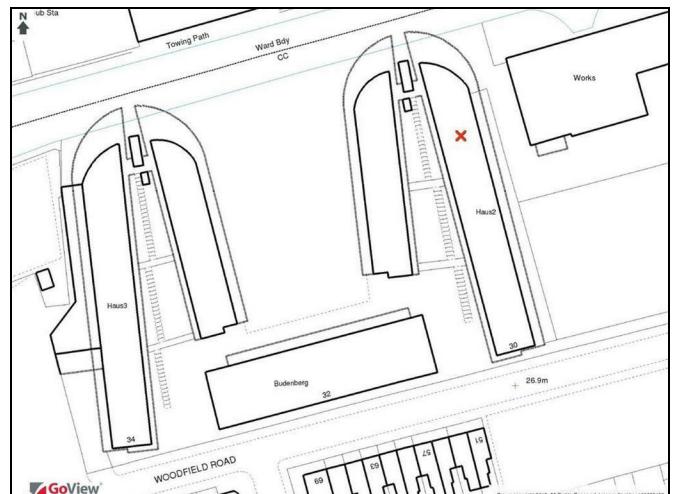
**SALE OFFICE:**

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INDEPENDENT ESTATE AGENTS

location



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

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.



INDEPENDENT ESTATE AGENTS

2103 Budenberg

Woodfield Road, Altrincham, Cheshire, WA14 4RB



A STYLISH GROUND FLOOR APARTMENT WITH LARGE PATIO AREA IN THIS POPULAR DEVELOPMENT CLOSE TO METRO. 588 sqft.

Hall. Living/Dining Room. Integrated Kitchen. Bedroom. Bathroom. Terrace. Communal Gardens. Gated Development. No Chain.

£160,000

# in detail



A Ground Floor Apartment set within the ground breaking canal side Budenberg Haus Projekte Apartment Development by Urban Splash featuring fabulous full height and full width windows which open onto a decked Terrace and large Patio Area.



Design features include full height windows, bamboo flooring, a custom built Italian design Kitchen with appliances and a Bathroom with branded fittings and low voltage halogen lighting. The home also benefits from a recently replaced dishwasher, installed last year. In addition, approximately £1,500 has been invested in high quality electric blinds fitted throughout the bedrooms and lounge, adding a contemporary finish along with enhanced comfort and privacy.

Externally, all Residents enjoy the use of the fabulous Communal Gardens, which provide sitting areas and undulating lawns bordering onto the canal.

Conveniently, Navigation Road Metrolink Station is within walking distance, as is Altrincham Town Centre and the open space of John Leigh Park.

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

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the Apartments in addition to the elevator tower also rising to every level.

From the open walkway at Ground Floor Level an Entrance door provides direct access into the Apartment Hallway.

Living/Dining Room with virtually full height and full width window and sliding patio door which provides access onto the outside space comprising of a decked Terrace and a further Patio Area.

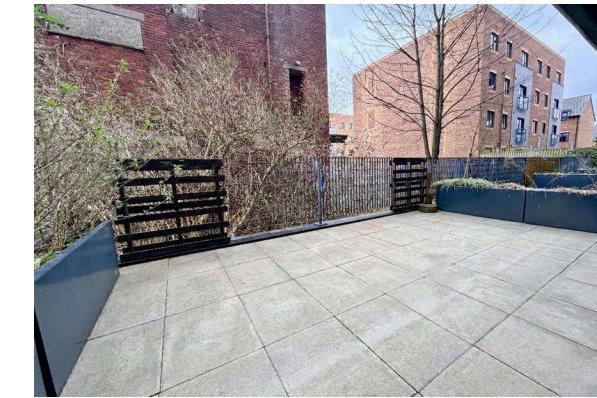
The Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink with tiled splash back. Integrated appliances include a stainless steel oven, hob and fridge freezer, and there is access to a useful storage cupboard.

There is a Double Bedroom with two tall vertical windows. The Bedroom is served by the Bathroom with white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC. Granite finishes and extensive toiletry and storage cabinets.

A practical, thoughtfully upgraded home ready to move into, offered for sale with no chain



Leasehold: 999 years from 1 January 2003  
 Council Tax Band C  
 Ground rent £329 per year  
 Service charge £2948 per year



Approx Gross Floor Area = 588 Sq. Feet  
 Inc. Decking = 54.6 Sq. Metres

