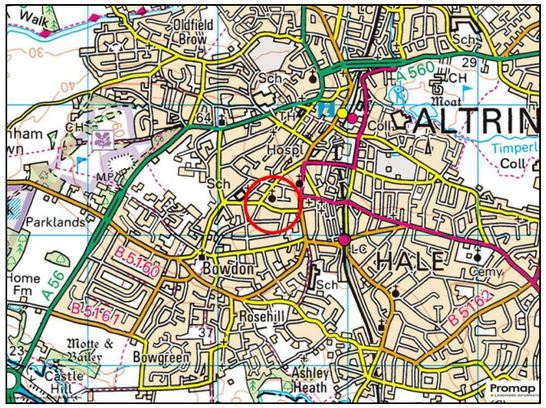
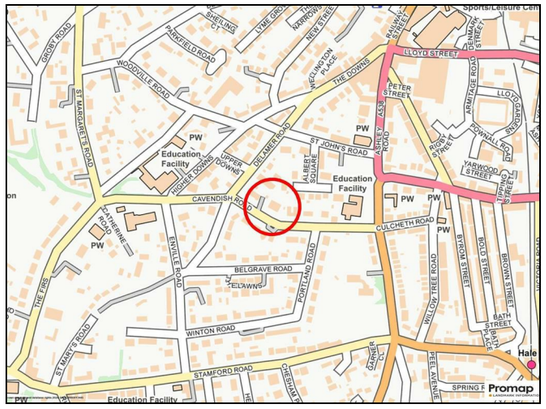
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

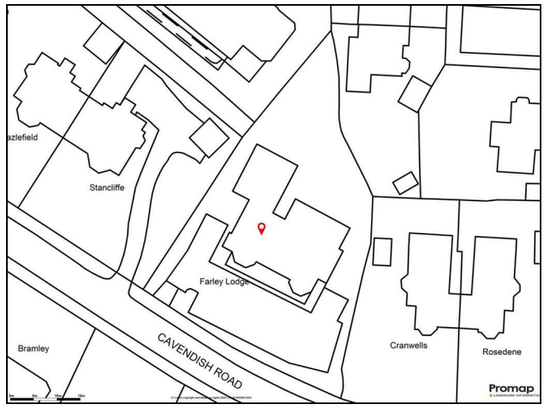
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
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location

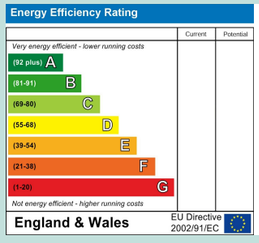


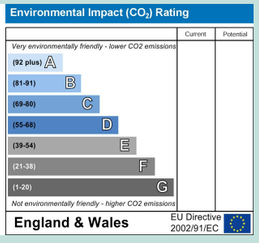




energy efficiency

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





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

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4 Farley Lodge Cavendish Road

Bowdon, Altrincham, WA14 2NU



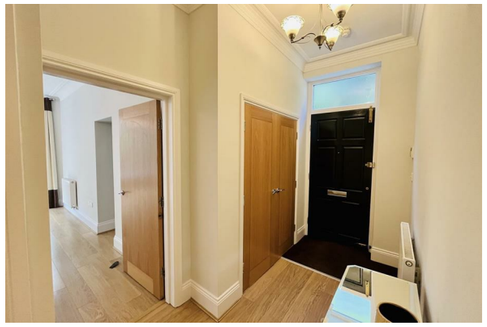
A SUPERB GROUND FLOOR APARTMENT WITHIN THIS IMPRESSIVE VICTORIAN CONVERSATION AND BENEFITTING FROM ITS OWN FRONT DOOR, PERFECTLY LOCATED WITHIN WALKING DISTANCE TO BOTH HALE AND ALTRINCHAM. 908SQFT

Self contained Entrance. Hall. Living and Dining Room. Open to the Kitchen. Two Double Bedrooms Two Bath/Shower Rooms. Communal Patio and Garden. One Parking Space. No Chain!

£345,000

www.watersons.net

in detail











A superbly proportioned Two Bedroom, Two Bathroom Ground Floor Apartment set within this impressive Victorian converted Mansion House.

The Apartment is perfectly located in one of the most desirable parts of Bowdon, within a few minutes walk of both Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink and Hale Village with its range of fashionable shops, restaurants and bars.

The property enjoys the benefit of having its own Private Self Contained Entrance as opposed to a communal entrance, directly adjacent to which is a paved patio area, which although part of the communal garden areas could be used as outside space for this apartment.

The accommodation extends to approximately 908 square feet and is approached through the Entrance door into the Hall with wood finish flooring, high corniced ceiling, cloaks/storage and an airing cupboard housing the hot water tank.

The Living and Dining Room is beautifully proportioned, extending to some 300 square feet with 10 foot high intricate corniced ceiling and three tall sash windows inset into a wide bay overlooking the front of the property. There is natural wood flooring throughout.

An opening leads into the Kitchen with two sash windows to the side and fitted with a range of white high gloss fronted units with worktops over with integrated oven, hob, extractor fan, dishwasher, washer, dryer, fridge and freezer units.

There are Two Double Bedrooms. The Principal Bedroom has a sash window to the side and built in wardrobes with matching bedside tables.

This Bedroom is served by the Spacious En Suite Shower Room fitted with a white suite and chrome fittings with a double width shower cubicle.

The Second Bedroom has a sash window overlooking the rear communal gardens.

This Bedroom is served by the House Bathroom, again fitted with a white suite and chrome fittings with a double ended Villeroy & Boch bath.

Externally, the development is approached through a remote control operated Gated Entrance, providing ample resident Parking facilities with One Parking Space serving this apartment.









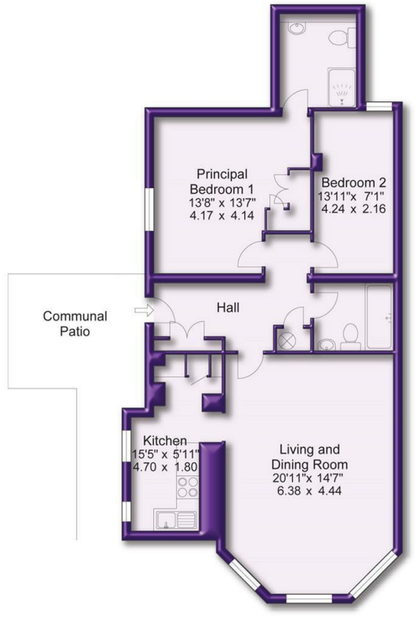


As previously mentioned, there is a patio area that could be used as outside space for this apartment, in addition to the lovely communal gardens positioned to the rear.

A superbly located Apartment offered for sale with No Chain.

- Leasehold - 999 years from 1 January 2003
- Council Tax Band F

Approx Gross Floor Area = 908 Sq. Feet
= 84.4 Sq. Metres



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