

2 Belgravia House 51 Brown Street, Altrincham, WA14 2WH



A LUXURY TWO BEDROOM APARTMENT!! A stunning first floor two bedroom, two bathroom apartment situated in Hale village within walking distance of station, restaurants and shops. Briefly comprising:- large entrance hall with wooden floor, bathroom with shower over bath, lounge with dining area open plan to fitted kitchen including microwave, fridge freezer, washer dryer, dishwasher, master en suite bedroom, second double bedroom. Satellite TV connections. Underground garage. Lift access. Alarm. Council Tax Band D. NO GROUND RENT PAYABLE. 999 YEAR LEASE. IN A SOUGHT AFTER AREA.

OIRO £315,000

ENTRANCE HALLWAY

Entering through large double doors into the communal entrance area with access to a lift, and stairs to the first floor. The property can be found on the first floor and enters into a bright spacious hallway with access to all rooms in the apartment and a useful storage room which holds the fresh air ventilation system and electric box.

KITCHEN

Double wooden doors from the hallway lead to a spacious kitchen which is fully fitted with a range of base and wall units, ceramic sink and drainer and gas hob with electric oven and grill. There are integrated Zanussi appliances. fridge freezer, dishwasher and washing machine. Vinyl Flooring and spotlights to the ceiling. A upvc double glazed window and Worcester boiler.

LIVING ROOM

Opening into a spacious light and airy living room/dining room with dual aspect UPVC double glazed windows, wooden flooring, spotlights to the ceiling and two wall mounted radiators.

MASTER BEDROOM

A master bedroom which is of a large size has carpeted flooring and spotlights to the ceiling. Upvc double glazed windows with blinds and access to the en suite.

EN SUITE SHOWER ROOM

The en suite shower room has a large shower cubicle with shower, hand basin and wc. Wall mounted heated radiator, hand rail and mirror. Tiled flooring and spotlights to the ceiling.

BATHROOM

A family bathroom, comprising bath, overhead shower, hand basin and wc. Part tiled walls and tiled flooring. A shaving point and extractor fan. Wall mounted heated radiator and mirror.

BEDROOM 2

A double sized bedroom which is carpeted and has upvc double glazed window with blinds. A centre light fitting and wall mounted radiator.

COMMUNAL GARDENS AND GARAGE

To the front there is a large driveway with parking and an allocated parking space for the apartment underground. Communal gardens to the front of the property.

DISCLAIMER 1

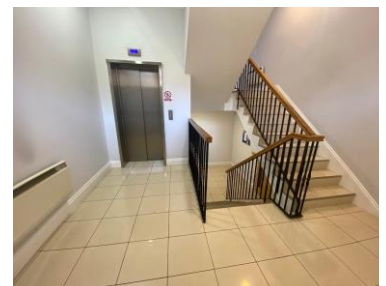
Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or

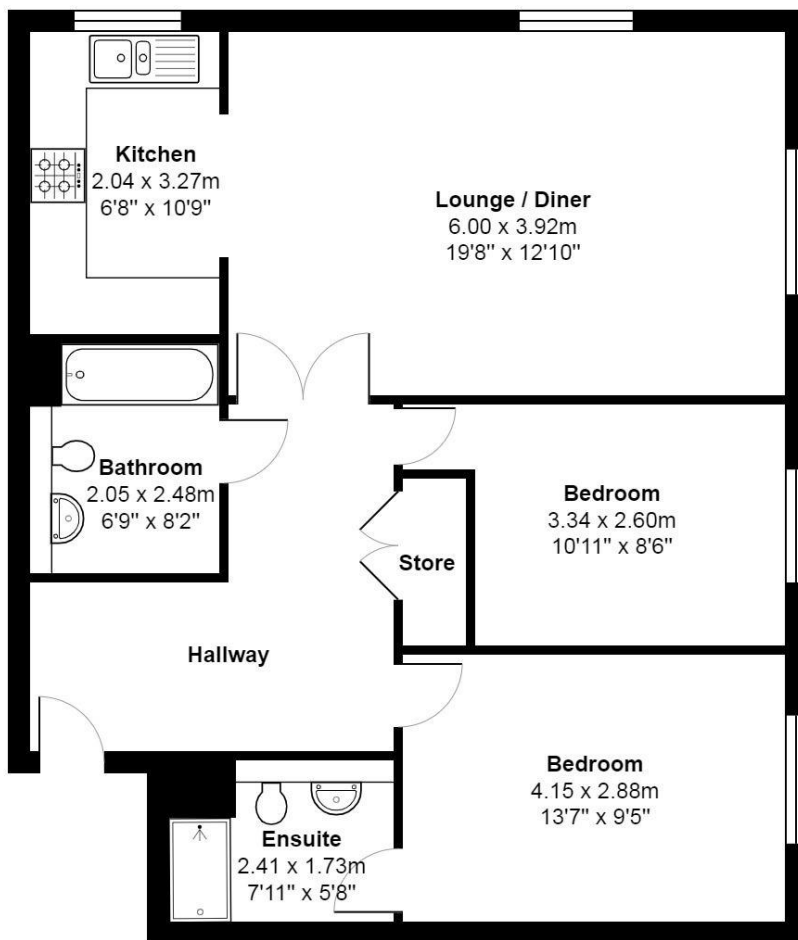


give representations or warranty in relation to the property.

DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





First Floor

Total Area: 75.4 m² ... 811 ft²

All measurements are approximate and for display purposes only