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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£535,000

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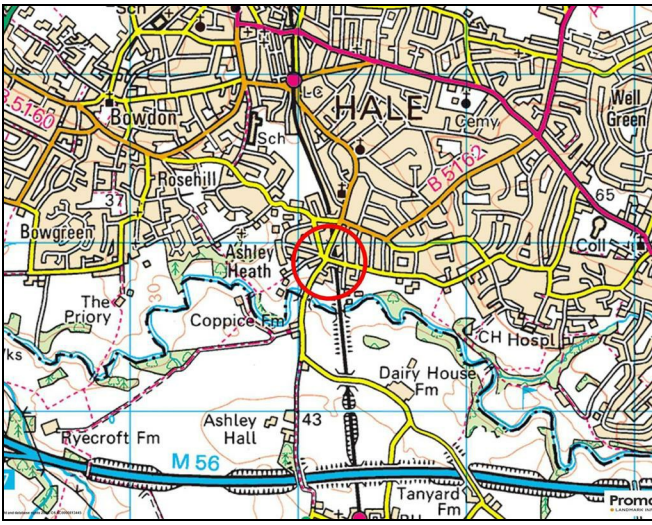
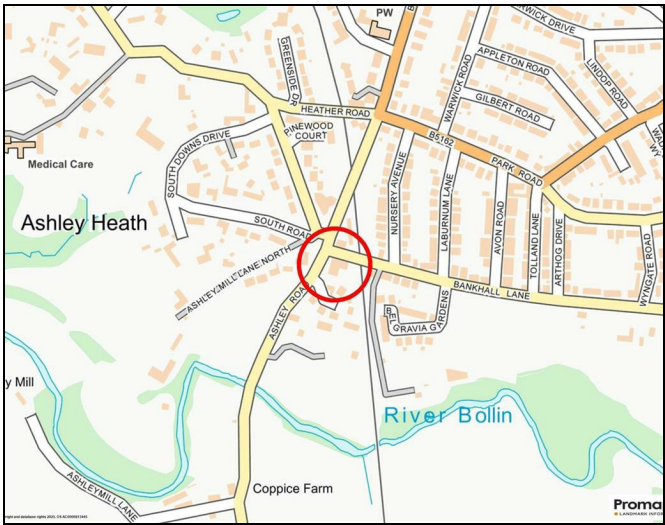
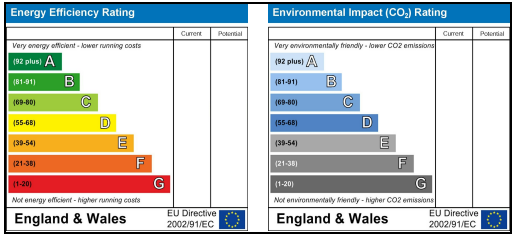
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERBLY PROPORTIONED FIRST FLOOR APARTMENT WITH LIFT, PERFECTLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND WITH BOLLIN VALLEY WALKS ON THE DOORSTEP. 1194SQFT

Hall. 400sqft Living and Dining Room. Kitchen. Three Bedrooms. Bathroom. Two Reserved Parking Spaces. Visitor Parking. Communal Gardens and South facing Patio Areas



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.

in detail

A superbly proportioned First Floor Apartment set within this impressive purpose built development with lift and Under-croft Parking and standing in lovely communal gardens, south facing aspects of which can be enjoyed from all the principal rooms.

The property is immaculately presented and well appointed throughout and offers accommodation extending to approximately 1200 square feet. The location is ideal on the corner of Ashley Road and Bankhall Lane and as such is within walking distance of Hale Village with its range of fashionable shops, eateries and bars. It also enjoys Bollin Valley walks on the doorstep.

The development is approached through an appealing Communal Entrance and Hall with staircase and lift to the upper floors. Apartment 6 is positioned on the First Floor with its own Lobby Area and entrance door into the Apartment.

A good sized Hall with tiled flooring has panelled doors leading to all of the accommodation including double doors to the Living and Dining Room. Cloaks and airing cupboards.

400 square feet Living and Dining Room. A fabulously proportioned room with an abundance of natural light through three windows overlooking the communal garden areas in addition to French doors opening up onto a Juliet balcony overlooking the same. A fireplace feature houses a living flame gas fire. Double doors lead through to the:

Kitchen, with two windows to two elevations and fitted with a range of wood fronted units with granite worktops over with integrated appliances to include a double oven, hob, extractor fan, dishwasher, washing machine, fridge and freezer. Tiled flooring.

There are Three excellent Bedrooms, one utilised as a Home Study.

Principal Bedroom One has extensive built in furniture and wardrobes as well as a further Walk in Wardrobe/Dressing Room with extensive hanging rails shelving and drawers.

This Bedroom is served by the En Suite Shower Room with white suite with chrome fittings and a large shower area with multi-jet shower system. Extensive tiling to the walls and floor. Plate glass vanity mirror. Window to the rear.

Bedroom Two is a double room that overlooks the Gardens and has built in furniture and wardrobe.

Bedroom Three/Home Study overlooking the Gardens.

The Bedrooms are further served by the Family Bathroom with a reproduction Victorian suite in white providing a bath, wash hand basin, WC with extensive tiling walls and a plate glass vanity mirror.

Externally the development is approached by a driveway from Madeley Close which returns to a Visitors Parking Area and then in turn to a remote control operated gated entrance to the Under-croft Parking. Apartment Six enjoys Two Reserved Parking Spaces which are immediately on the right hand side.

Further dedicated storage is available for the Apartment just off the undercroft car park along with an area for locking bikes.

The Gardens are an impressive feature with large expansive lawn and a substantial patio area for the of all the residents and enjoys a South facing aspect.

A fantastic apartment within an excellent development in a superb location.

- Leasehold : 999 years from 3 February 2000
- Council Tax Band F

Approx Gross Floor Area = 1194 Sq. Feet
= 110.9 Sq. Metres

