



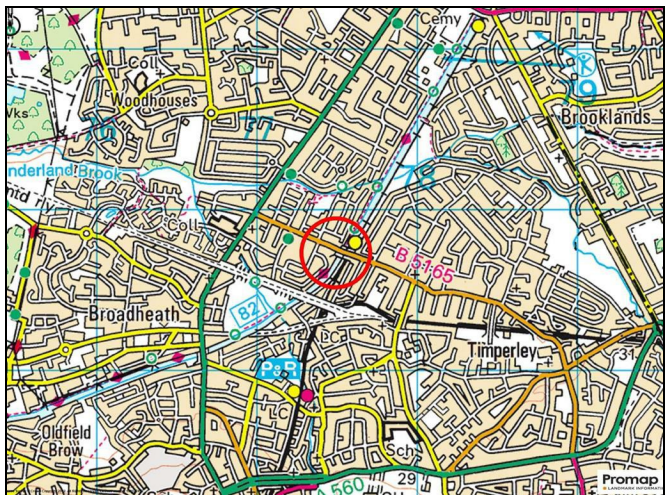
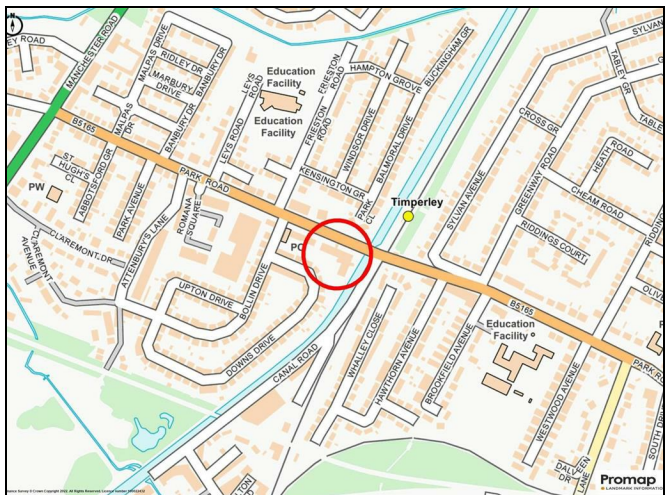
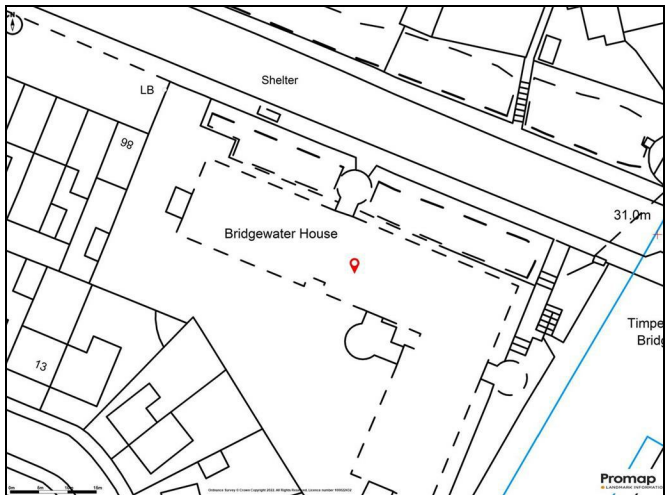
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



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 ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 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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INDEPENDENT ESTATE AGENTS

Apartment 21, Bridgewater House Park Road Timperley, Altrincham, WA14 5BZ



A STYLISHLY PRESENTED FIRST FLOOR APARTMENT WITH ALLOCATED PARKING IN A MOST CONVENIENT LOCATION WITH SCENIC CANAL WALKS, SHOPS AND TIMPERLEY METROLINK ON THE DOORSTEP. 662sqft.

Hall. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two Bath/Showers. Parking. Well Maintained Grounds.

£235,000

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in detail



A stylish First Floor Modern Apartment in a supremely convenient location, with Timperley Metrolink and the A56 on the doorstep providing easy access into Timperley Village, Altrincham Town Centre, Manchester City Centre and Manchester Airport as well as being situated by the Bridgewater Canal for scenic walks.

The beautifully presented property enjoys high specification fixtures and fittings with the accommodation extending to 662 square feet providing an Entrance Hall, 300 square foot Open Plan Living Room and Dining Kitchen, in addition to Two Double Bedrooms and Two Bath/Shower Rooms.

Externally, the Bridgewater House development is set within well maintained grounds with allocated Resident Parking.

Comprising:

Communal Entrance. Communal Hall with lift and staircase rising to all Floors. First Floor Landing with Private Entrance to Apartment 21.

Entrance Hall with wood finish flooring and doors providing access to the Living and Bedroom Accommodation. Double doors conceal a large walk in storage and cloaks cupboard which also houses plumbing for the washing machine.

Superbly sized 300 square foot Open Plan Living Room and Dining Kitchen. A stunning space with a continuation of the wood flooring throughout and having full width windows letting in an abundance of natural light and with ample Living and Dining space.

The Kitchen Area is fitted with an extensive range of grey, high gloss finish laminate fronted units with Silestone worktops over, including a peninsular unit with inset sink and breakfast bar. Integrated stainless steel oven, microwave, hob, extractor fan over and built in fridge, freezer and dishwasher.

There are Two excellent Double Bedrooms, both with wide window features.

These Bedrooms are served by Two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom, and both fitted with a white suite and chrome fittings and coordinating tiling to the walls and floor.

Externally, Bridgewater House is set within well maintained Gardens and there is a Reserved Parking Space which is numbered 21 to the rear of the property.

A stunning apartment in a well positioned development.



- Leasehold Property - 999 year lease from 1 January 2018 - 991 years remain
- Council Tax Band - D



Approx Gross Floor Area = 662 Sq. Feet
= 61.6 Sq. Metres

