



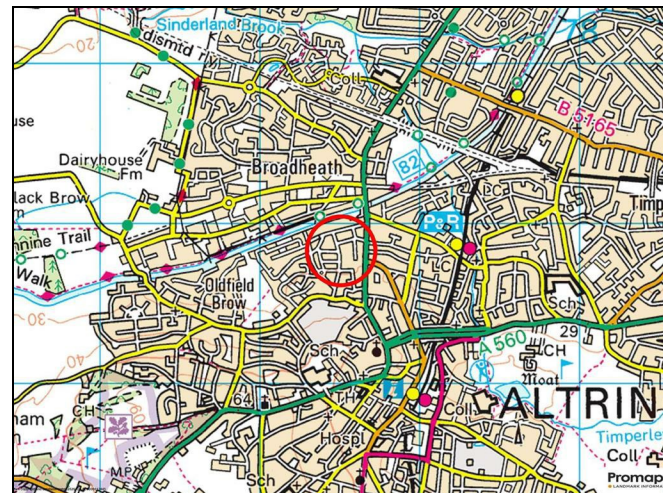
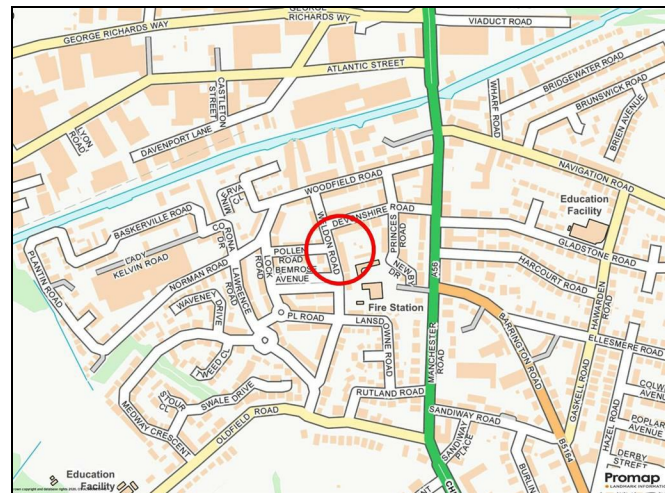
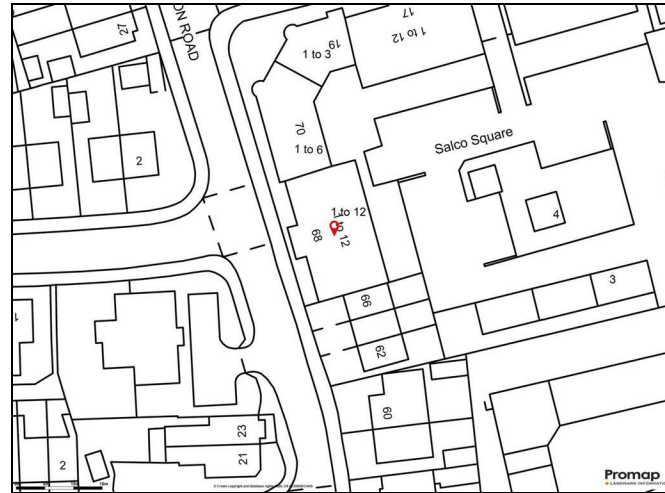
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INDEPENDENT ESTATE AGENTS

# 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	80 82	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 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

# Apartment 7, 68 Weldon Road Broadheath, Altrincham, WA14 4HG



**A WELL PRESENTED PURPOSE BUILT, FIRST FLOOR APARTMENT WITHIN A MOMENTS WALK OF JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 675 SQFT.**

**Entrance Hall. Open Plan Living Room and Dining Kitchen. Two Bedrooms. Two Bath/Shower Rooms. Resident and Guest Parking. No Chain.**

**£242,500**

# in detail



A well presented, purpose built First Floor Apartment set within this popular Development and residential location, close to Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter, and with the open space of John Leigh Park on the doorstep.

The Apartment extends to some 675 square feet providing a spacious Entrance Hall, Open Plan Living Room and Dining Kitchen and served by Two Bedrooms and Two Bath/Shower rooms.

Externally, there is delegated Residence and Visitor Parking within a Courtyard Area to the centre of the Development.

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

Comprising:

Communal Entrance. Communal Hallway with staircase rising to the Upper Floors. First Floor Landing. Private Entrance to Apartment 7.

Entrance door leading to a spacious L-shaped Hall with doors leading to the Living and Bedroom Accommodation. Built in cloaks and storage cupboard. Entry phone system.

250 square foot Open Plan Living Room and Dining Kitchen with wide bay window within the living area overlooking the rear elevation.

The Kitchen area is fitted with a range of base and eye level units with works tops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, hob, extractor fan, fridge, freezer and dishwasher. There is space and plumbing for a washing machine.

Bedroom One with two windows to the rear elevation. Built in floor to ceiling wardrobes providing excellent storage.

This Bedroom is served by an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls and floor.

Bedroom Two with window to the rear elevation.

The Bedrooms are further served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls and floor.

Externally, the Development is set within well maintained grounds and there is designated Parking to the rear of the Development, with a Reserved Space



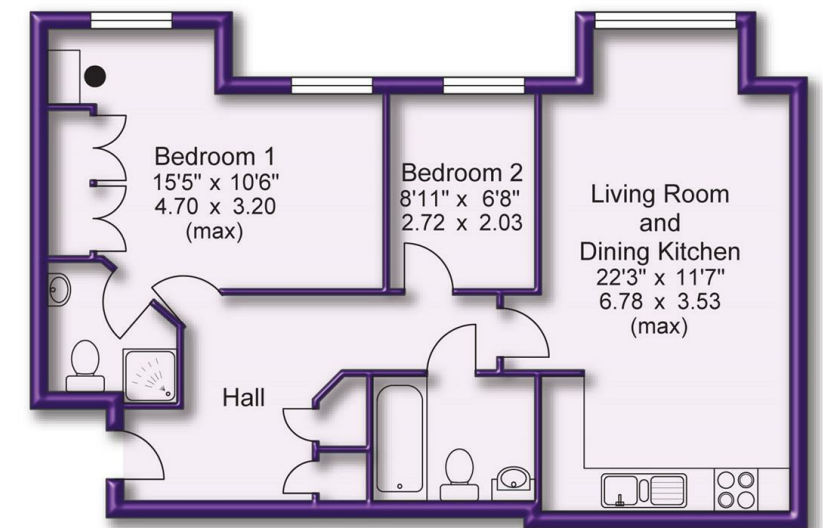
for Apartment 7.

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

- Leasehold - 155 years from 1 January 2003 - 132 years remain - Council Tax Band D



Approx Gross Floor Area = 675 Sq. Feet  
= 62.8 Sq. Metres



First Floor