



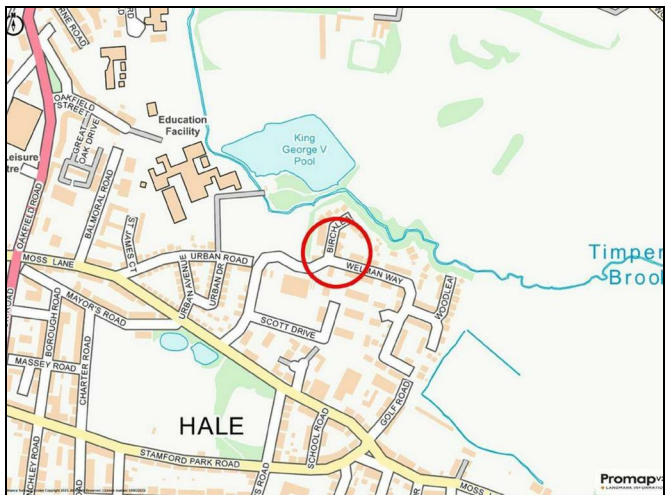
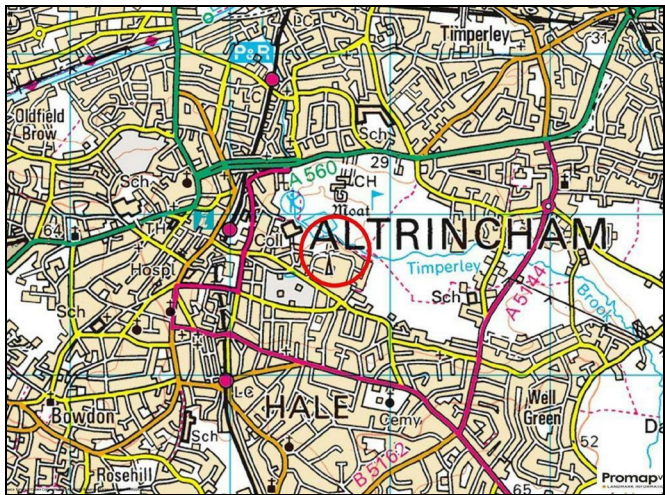
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INDEPENDENT ESTATE AGENTS

location



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Apartment 6, 7 Welman Way Altrincham, Cheshire, WA15 8WE



A SUPERBLY PROPORTIONED MODERN FIRST FLOOR APARTMENT WALKING DISTANCE OF STAMFORD PARK, ALTRINCHAM TOWN CENTRE AND METROLINK. 751sqft.

Entrance Hall. Open Plan Live In Dining Kitchen. Two Double Bedrooms. Two Bath/Showers. Reserved Parking. Communal Gardens. No Chain!

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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.

£285,000

in detail



A superbly proportioned, modern First Floor Apartment on this extremely popular Development within walking distance of Altrincham Town Centre its facilities, the Metrolink and the open space of Stamford Park.

The well presented property extends to some 751sqft and provides a Hall, Open Plan Live In Dining Kitchen and is served by Two Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.



Externally, there is a reserved Parking Space for Apartment 6 and the building is set within well-maintained Communal Gardens.

Comprising:
Communal Entrance with entry phone. Communal Hall with staircase rising to the First Floor.

First Floor Landing with Private Entrance to Apartment 6. Spacious Entrance Hall offering ample storage space.

Inner Hall with doors providing access to the Living and Bedroom Accommodation. Built in airing cupboard housing the heating system. Coved ceiling.



Open Plan Live In Dining Kitchen is an excellent sized combined room with bay window to the Living and Dining Areas and enjoying views over the Communal Gardens. There are two additional windows to the side elevation making this a naturally light room. Coved ceiling.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an electric oven with four ring hob and extractor fan over with stainless steel splash back, fridge, freezer and washing machine. Tiling to the work surfaces. Useful breakfast bar area. Double glazed uPVC windows to the side and rear elevations.

Bedroom One is an excellent sized Double Bedroom with a uPVC double glazed window enjoying views over the Communal Gardens. Built in bedroom furniture providing wardrobes drawers and bedside tables providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle with electric shower and WC. Tiling to the sink and shower areas. Tiled floor. Extractor fan.

Bedroom Two is a good sized Double Bedroom with uPVC double glazed window enjoying views over the Communal Gardens.

The Bedrooms are 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. Part tiled wall. Tiled floor.



Externally, there is a Driveway to the rear accessed via Birchlea leading to a reserved space for Apartment 6. The building is enclosed within well maintained Communal Gardens with stocked borders.



- Leasehold 125 years January 2002
- Ground rent £50 per annum
- Service charge £1440 per annum.
- Council Tax Band D



Approx Gross Floor Area = 751 Sq. Feet
= 69.7 Sq. Metres

