



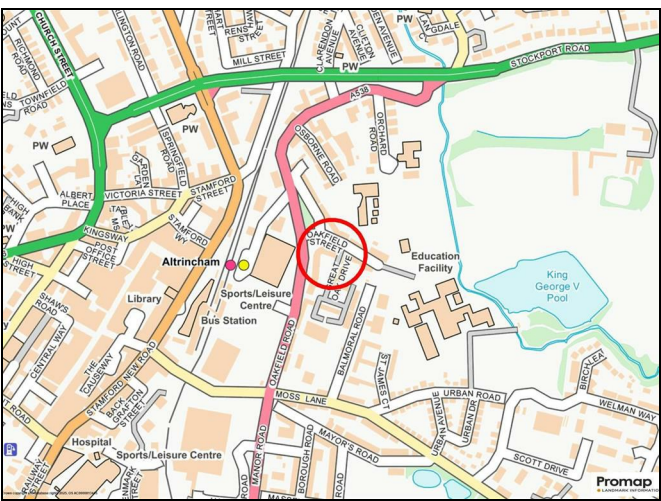
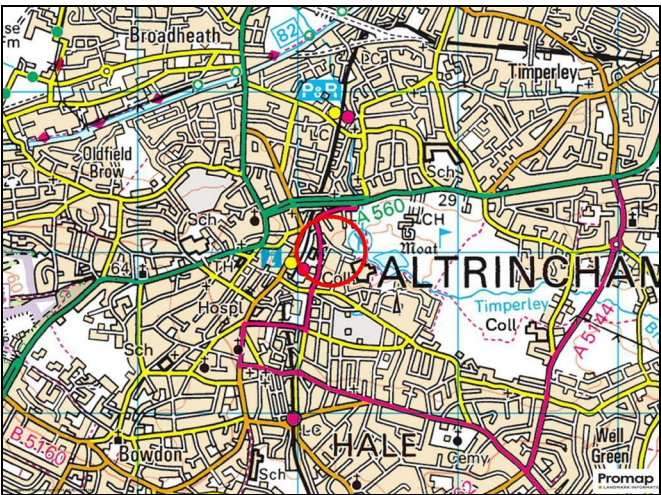
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INDEPENDENT ESTATE AGENTS

# 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
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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 82 Great Oak Drive

Altrincham, WA15 8UH



A LARGER THAN AVERAGE, FIRST FLOOR APARTMENT, IN A BLOCK OF ONLY FOUR, LOCATED ON A POPULAR GATED DEVELOPMENT WITHIN A MOMENTS WALK OF THE TOWN CENTRE AND METROLINK. 783 sqft.

Spacious Hall. Living/Dining Room. Breakfast Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Guest/Resident Parking. No Chain.

£255,000

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# in detail



A superbly proportioned modern First Floor Apartment in an extremely convenient location within walking distance of the Town Centre and the Metrolink plus having Altrincham Leisure centre and the Ice Rink on the doorstep.

The well presented property extends to some 783 square feet comprising of Entrance Hall, Living/Dining Room, Breakfast Kitchen, Two Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.



Great Oak Drive development is approached via remote control electric gates and there is Resident and Guest parking with one allocated space for Apartment 82. There are Communal Gardens areas laid to expanses of lawn and pathways.

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

Comprising:

Communal Entrance with entry phone system. Communal Hallway with staircase rising to the First Floor. Private Entrance to Apartment 82.

Entrance Vestibule with Cloaks Area. Spacious Entrance Hall with doors providing access to the Living and Bedroom accommodation. Useful Storage cupboard. Entry phone system.

Living and Dining Room with two windows enjoying views over the Communal Gardens.

Breakfast Kitchen fitted with an extensive range of modern 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 and tiled splash back. Integrated appliances include: a stainless steel oven, four ring electric hob and extractor fan over, fridge, freezer, dishwasher and washing machine. Tiled floor. Window to the front elevation.

Bedroom One is a well proportioned room with a uPVC frame window to the rear elevation. Built in wardrobes, dressing table and bedside units providing ample hanging and storage space. Inset mirror.

This room enjoy an En Suite Shower Room, fitted with a modern white suite and chrome fittings comprising of a double width shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Extractor fan.

Bedroom Two with two uPVC windows to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a modern white and chrome fittings, providing: a bath with shower attachment over, wash hand basin and WC. Extractor fan.



Great Oak Drive is a Gated Development with Resident and Guest parking, with Apartment 82 having One Reserved Parking Space.

There are Communal Gardens, laid to expanses of lawn and pathways with well stocked flowerbed borders flanking retained within brick walling and wrought iron railings.



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
- Council Tax Band D

Approx Gross Floor Area = 783 Sq. Feet  
= 72.8 Sq. Metres

