



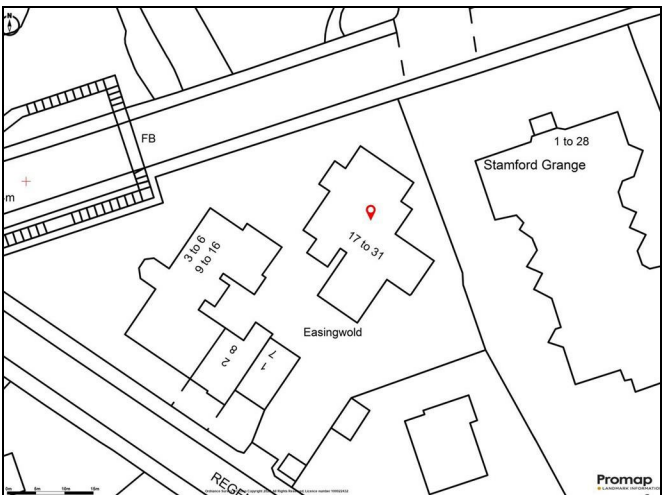
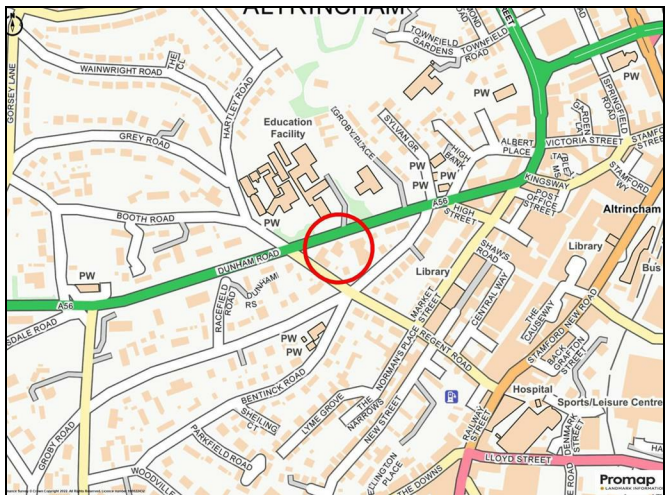
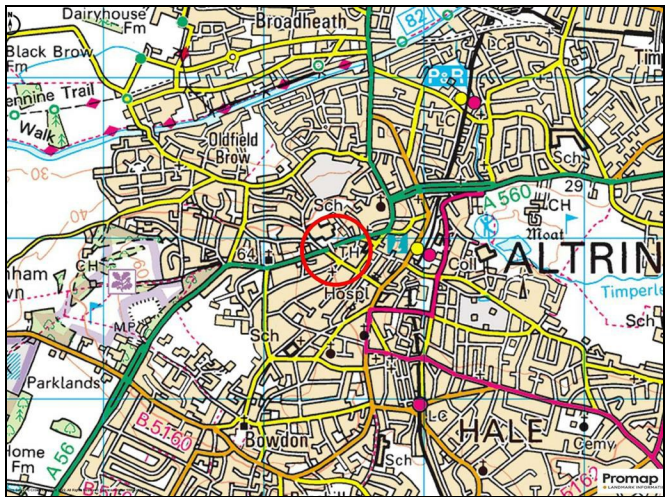
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INDEPENDENT ESTATE AGENTS

location



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Flat 25 Easingwold Regent Road

Altrincham, WA14 1RT



A BEAUTIFULLY PRESENTED AND WELL PROPORTIONED FIRST FLOOR RETIREMENT APARTMENT WITH LIFT, IDEAL FOR THE TOWN CENTRE. 721sqft.

Resident's Lounge and facilities. Hall. Living and Dining Room. Refitted Kitchen. Two Bedrooms. Shower Room. Resident Parking. 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
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	EU Directive 2002/91/EC		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.

£220,000

in detail



A superbly appointed First Floor Retirement Apartment, beautifully presented throughout, ideally positioned with St Vincent's Church on its doorstep and within easy walking distance of Altrincham Town Centre, the popular Market Quarter and the Metrolink.

The well proportioned property provides accommodation extending to some 721 square feet providing a Hall, Living and Dining Room and Kitchen, served by Two Bedrooms and a well appointed Shower Room.



Externally, there are Residents' and Visitor Parking and Easingwold is set within well maintained Communal Gardens.

The Easingwold Development is available for residents over the age of 60 with a resident house manager and a 24 hour careline system installed throughout the Apartment.

This property is offered for sale with no chain and ready to move into with the minimum of fuss.

Comprising:

Communal Entrance. Communal Entrance Hall with a Lift and staircase rising through the floors. First Floor Landing. Private Entrance to Apartment 25.



Entrance Hall with doors providing access to the Living and Bedroom accommodation. Built in storage cupboard.

Living and Dining Room with double glazed sliding doors with Juliette Balcony overlooking the Communal Gardens. Fireplace feature with marble hearth and wood surround. Coved ceiling.

Kitchen fitted with an extensive range of white high gloss base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over. There is ample space for additional kitchen appliances. Wall mounted gas central heating boiler. Window enjoying views over the Gardens.



Bedroom One with window to the rear elevation enjoying views over the Gardens. Built in wardrobes with mirrored sliding doors providing ample hanging and storage space. Coved ceiling.

Bedroom Two is a Single Room with window to the rear elevation. Built in wardrobes with mirrored sliding doors providing ample hanging and storage space.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with thermostatic shower, dual attachment and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Chrome finish heated towel rail. LED lighting.



Externally, there is a Driveway providing access to Resident and Visitor Parking. The Easingwold Development is set within mature surroundings with a variety of plants, shrubs and trees.

This property is offered for sale with no chain.



- Leasehold - 99 years from 1 November 1988
- Council Tax Band D

Approx Gross Floor Area = 721 Sq. Feet
= 66.9 Sq. Metres

