



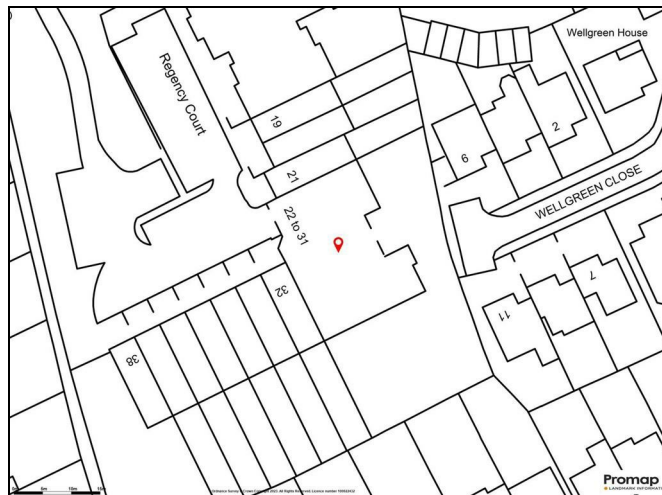
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INDEPENDENT ESTATE AGENTS

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 ₂) Rating		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	

76 76

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

22, Regency Court Grove Lane Hale, Altrincham, Cheshire, WA15 8RF



A LOVELY FIRST FLOOR APARTMENT WITH, LIFT, BALCONY AND LARGE GARAGE, SET WITHIN THIS IMPRESSIVE PURPOSE BUILT GATED DEVELOPMENT. PERFECT FOR A PROFESSIONAL OR DOWNSIZER. 853sqft.

Entrance Hall. Dining Hall. Lounge. Kitchen. Pantry. Two fitted Bedrooms. Two Shower Rooms. Guest and Resident Parking. Garage.

CONTACT HALE 0161 941 6633

£275,000

in detail



A superb First Floor apartment positioned in this wonderful purpose built development with lift completed by Linden Homes in approximately 2000, and featuring a delightful balcony overlooking the Communal Gardens, and also benefiting from a substantial Single Garage.

The location provides convenience shops literally on the doorstep and easy access to routes to Wythenshawe Hospital and the M56/M6 motorway networks serving the region and also with access to Manchester Airport

The apartment enjoys accommodation extending to approximately 850 square feet providing a large Entrance Hall with storage cupboard off opening to an attractively designed octagonal Dining Hall also with storage off.



The accommodation leads off this room including the lounge with window overlooking the communal areas to the front.

The Kitchen is fitted with a range of beechwood laminated fronted units with integrated oven, hob, extractor fan, fridge freezer and dishwasher and with an opening to a useful walk in Pantry.

There are Two Bedrooms with fitted furniture the Principal Bedroom being a large double room with the French doors leading to the Balcony and benefiting from a well appointed En Suite Shower Room.

The Second Bedroom is a large single room overlooking the front with built in wardrobes and served by the second equally well appointed Shower Room.



Externally the development is approached via a remote control gated entrance to guest and resident parking areas to the front and are surrounded by attractively laid out communal gardens.

This particular apartment is set within Dunham House, positioned to the farthest corner of the development with a drive-through underpass to the substantial Single Garage.

- Leasehold - 999 years from 2001
- Service charge: £239 per month
- Ground rent - £438 per annum
- Council Tax Band - D



Approx Gross Floor Area = 853 Sq. Feet
(inc. Balcony, exc. Garage) = 79.2 Sq. Metres

