



ASHWORTH HOLME
Sales · Lettings · Property Management



APT 2 28A THE DOWNS, WA14 2PU
£145,000



DESCRIPTION

A STUNNING ONE DOUBLE BEDROOM APARTMENT IN THE HEART OF ALTRINCHAM TOWN CENTRE, POSITIONED ON THE HIGHLY SOUGHT AFTER 'THE DOWNS'.

This beautifully presented first floor apartment forms part of an attractive period conversion and offers an exceptional opportunity to acquire a stylish home right in the centre of Altrincham – with everything the town has to offer quite literally on your doorstep.

The location is without doubt a standout feature. Positioned just moments from the vibrant town centre, the property is perfectly placed to enjoy Altrincham's renowned mix of independent shops, bars and restaurants, along with the ever-popular Altrincham Market. Excellent transport links are also within easy reach, making this an ideal choice for professionals, downsizers and buy-to-let investors alike.

Finished to a high standard throughout, the accommodation is ready for immediate occupation.

In brief, the accommodation comprises: a secure communal entrance with intercom system, a well-maintained communal hallway, private entrance hallway, a bright open-plan kitchen/living space, a double bedroom and a contemporary shower room.

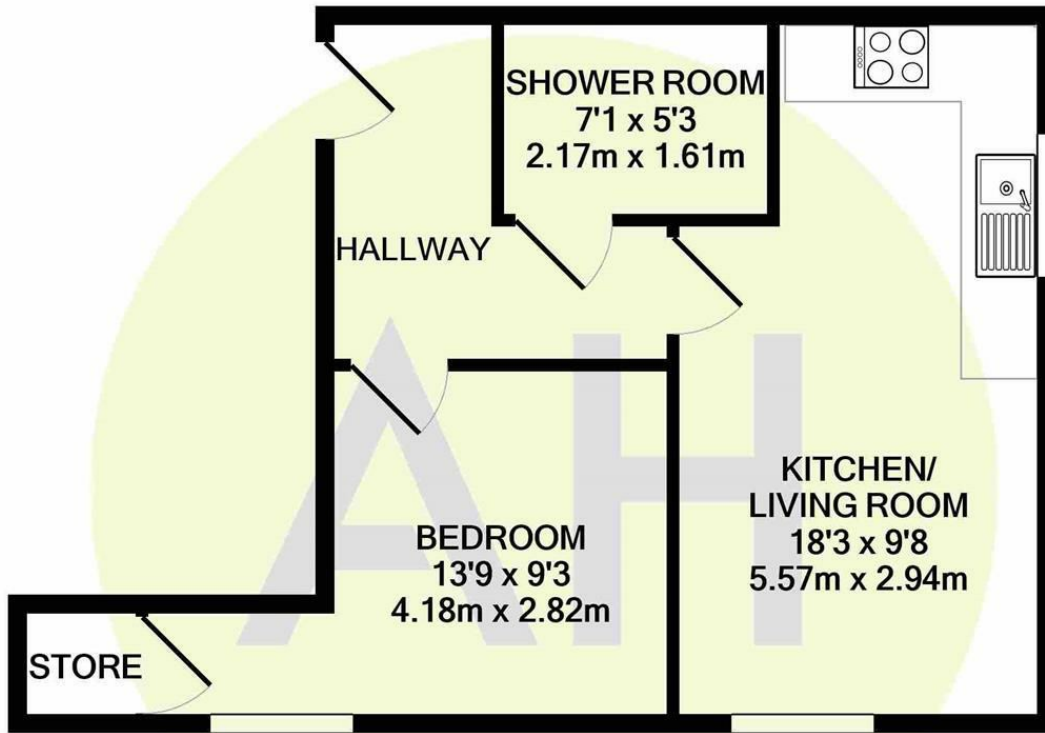
The property benefits from attractive oak flooring to the entrance hallway and living space, double glazing throughout and a modern electric heating system. NO ONWARD CHAIN.

KEY FEATURES

- Prime central Altrincham location
- Attractive period conversion
- Ground Rent £350 Per year
- Service Charge £2009 Per Year
- Beautifully presented first floor apartment
- Open plan kitchen / living space
- Leasehold 990 years remaining
- NO ONWARD CHAIN







TOTAL APPROX. FLOOR AREA 365 SQ.FT. (33.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(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		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

