



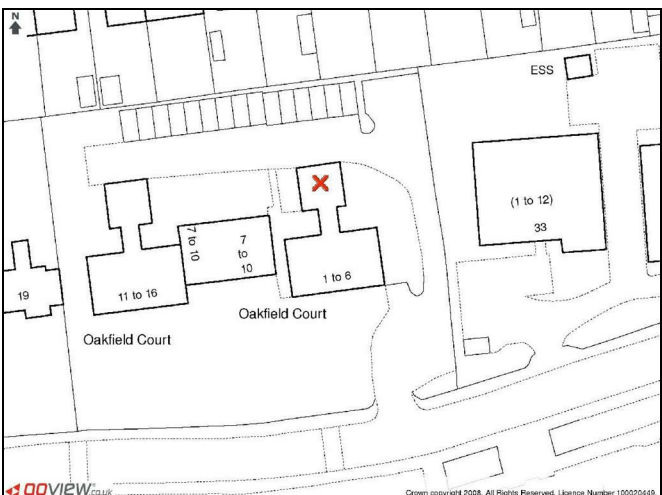
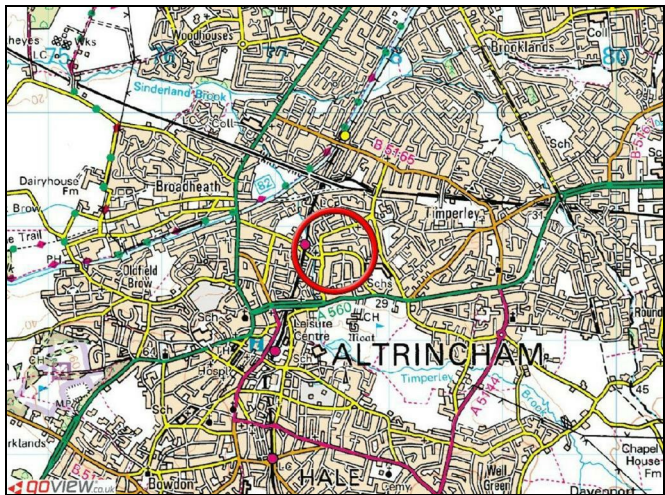
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INDEPENDENT ESTATE AGENTS

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 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 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.



INDEPENDENT ESTATE AGENTS

Flat 5 Oakfield Court Wellington Road
Timperley, Altrincham, WA15 7RF



A WELL PROPORTIONED FIRST FLOOR APARTMENT IDEALLY LOCATED CLOSE TO ALTRINCHAM AND TIMPERLEY CENTRES AND THE METROLINK. 777sqft.

Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Shower Room. Garage. Guest/Resident Parking. Communal Gardens. No Chain.

£280,000

in detail



A superbly proportioned First Floor Apartment in this modern purpose built Development, perfectly positioned within walking distance of Altrincham Town Centre, its facilities and the Metrolink at Altrincham and Navigation Road.

The stylishly presented property extends to approximately 777 sq ft and is well appointed with excellent specification Kitchen and Bathroom fittings.



Externally, there is Resident and Guest Parking in addition to a Single Garage serving Flat 5. Oakfield Court is set within well maintained Communal Gardens.

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

Comprising:

Communal Entrance. Communal Hall with staircase rising to the First Floor Landing. Private Entrance to Flat 5.

L-Shaped Hall with doors providing access to the Living and Bedroom Accommodation. Entry phone system. Chrome finish LED lighting. Loft access point with pull down ladder.



Living and Dining Room is a spacious Reception Room with wide uPVC double glazed floor to ceiling window enjoying views over the delightful Communal Gardens to the front. Coved ceiling.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washer dryer. Wall mounted gas central heating boiler housed within a unit. Double glazed uPVC window enjoying views over the Communal Gardens to the front.

From the Hall there is access to Two Double Bedrooms and a spacious Bathroom.

Bedroom One is a superbly proportioned room with wide uPVC double glazed window enjoying views over the Gardens to the rear. Built in wardrobes along one wall providing ample hanging and storage space.

Bedroom Two is another good sized Double Bedroom with uPVC double glazed window to the rear elevation enjoying views over the Communal Gardens.

The Bedrooms are served by a spacious Shower Room, fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower area with dual attachments and thermostatic shower, wash hand basin with built in storage and WC. Tiling to the walls. Chrome finish LED lighting.



Externally, there is a Single Garage in addition to Guest and Resident Parking. Oakfield Court is set within well maintained Communal Gardens.

- Leasehold - 999 years from 1/11/1972
- Council Tax band C



Approx Gross Floor Area = 777 Sq. Feet
= 72.1 Sq. Metres

