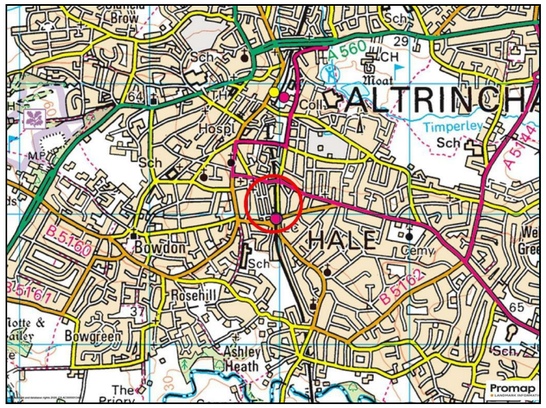
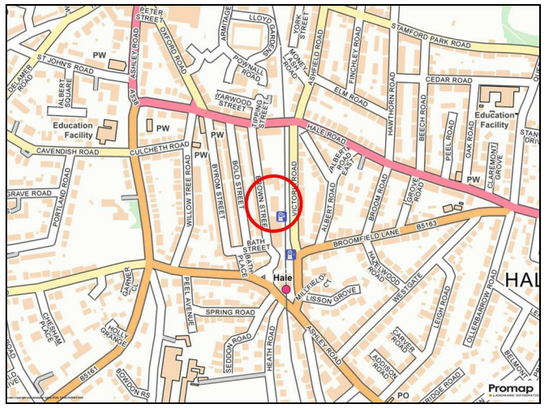
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
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location

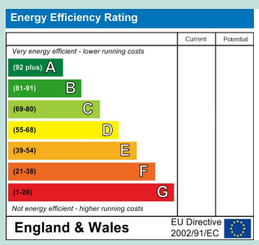


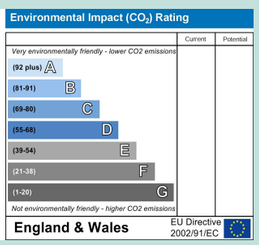




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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
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Apt 7 Belgravia House, 51 Brown Street

Altrincham, WA14 2WH



A BEAUTIFULLY PRESENTED AND SPACIOUS FIRST FLOOR APARTMENT, CONVENIENTLY POSITIONED WITHIN WALKING DISTANCE OF BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE, WITH ITS EXCELLENT AMENITIES, METROLINK AND POPULAR MARKET QUARTER. 832SQFT

Communal Entrance. Lift. Hall. Open Plan Living and Dining Room and Kitchen. Two Bedrooms. Two Bath/Shower Rooms. Balcony. Parking. Communal Gardens. No Chain.

£375,000

www.watersons.net

in detail





A superbly proportioned and beautifully presented, modern purpose built First Floor Apartment in a popular location, walking distance to Hale Village and Altrincham Town Centre with its amenities, the Metrolink and the popular Market Quarter.

The stylish property extends to some 832 square feet, providing an Entrance Hall, Open Plan Living, Dining Room and Kitchen, served by Two Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.



Externally, the Development is set within well maintained grounds and there is an allocated Parking Space.

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

Comprising:

Communal Entrance. Communal Hallway with a staircase and Lift rising to the Upper Floors. First Floor Landing. Private Entrance to Apartment 7.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in storage cupboard housing the heating system. Videophone entry.



Living and Dining Room open onto the Kitchen. To the Living and Dining Areas there is a wide bay with three windows enjoying views to the front elevation. Ample space for a dining table and chairs.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include an oven, microwave oven, four ring hob with extractor fan over, fridge, freezer, dishwasher, and washing machine. Windows to the front and side elevations.



Bedroom One is a superbly proportioned room with window to the side elevation. Built in wardrobes and dressing table.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Extensive tiling to the walls and floors.

Bedroom Two, currently utilised as Dressing Room with built in wardrobes providing excellent hanging and storage space. French doors lead to a Balcony to the front elevation.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Extensive tiling to the walls and floor.





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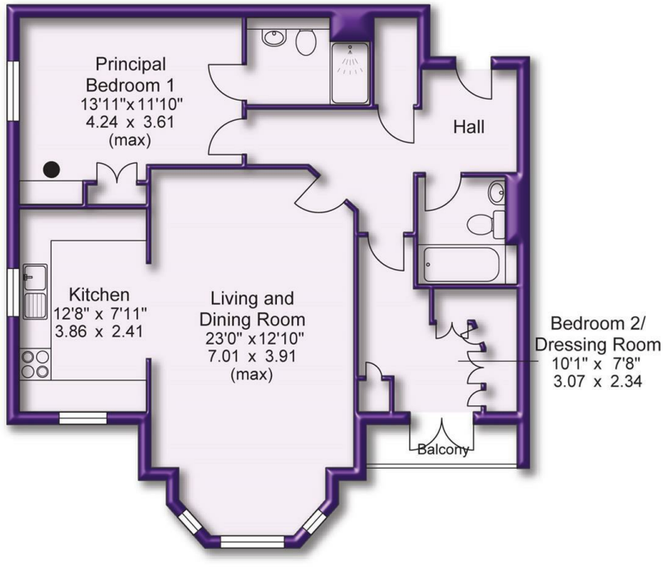
This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 999 years from 1 January 2003
- Council Tax Band E





Approx Gross Floor Area = 832 Sq. Feet
= 77.3 Sq. Metres



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