INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

www.watersons.net

INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

Apartment 2, 231 Ashley Road

Hale, Altrincham, WA15 9SX

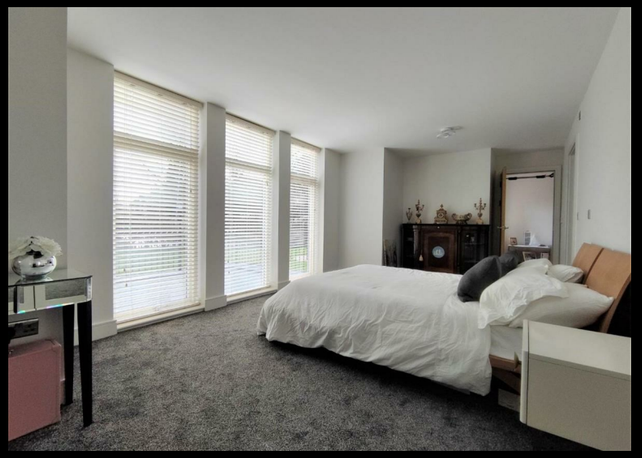




Asking Price £1,400,000

www.watersons.net

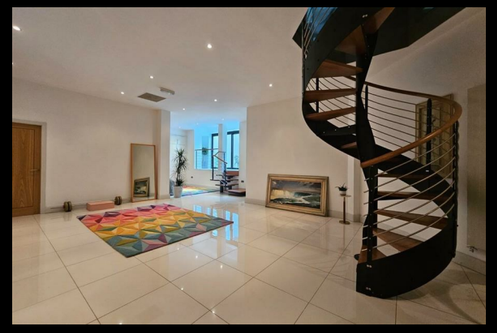














HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

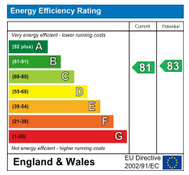
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

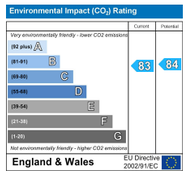
WATERSONS
INDEPENDENT ESTATE AGENTS

NAEA National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman
rightmove.co.uk The UK's number one property website
FindaProperty.com
Find our properties at homemover.org
propertyfinder.com

energy efficiency

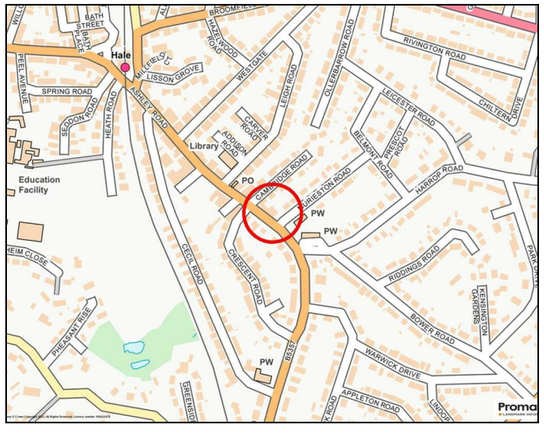
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

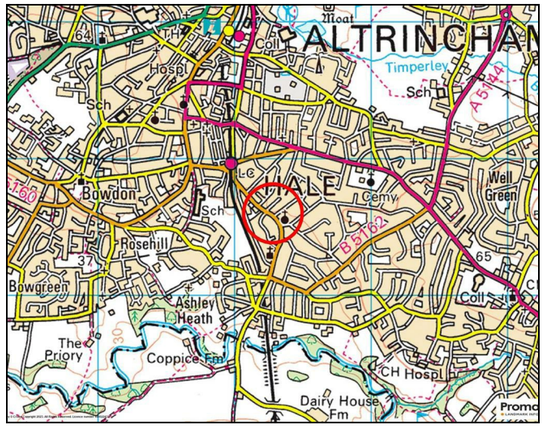




From the Hale office proceed towards Ashley and the Development will be found after a short distance on the left hand side.







overview

A BEAUTIFULLY APPOINTED AND SUPERBLY PROPORTIONED LUXURY DUPLEX APARTMENT WITH LIFT, PRIVATE PATIO AND ITS OWN GARDEN, SET WITHIN A GATED DEVELOPMENT IN THE HEART OF HALE VILLAGE WITH MANY UNIQUE FEATURES. 2579sqft.

Entrance Hall. 800sqft Living and Dining Room. Breakfast Kitchen. Home Cinema. Three Double Bedrooms. Three Bath/Shower Rooms. Resident Parking. Gardens. No Chain.



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.

in detail

A beautifully appointed Duplex Apartment with Lift, set within this luxury Gated Development of only seven properties, ideally located within the heart of Hale Village with its range of shops, restaurants and bars literally just a stroll away and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink are also close by.

This superbly proportioned Apartment is arranged over Two Floors with the versatile and generous accommodation extending to some 2579 square feet positioned at both Ground and Lower Ground Floor Level.

The stunning Apartment is appointed to an exceptionally high specification throughout and provides an Entrance Hall, Living and Dining Room open onto a Siematic Breakfast Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms, One being an En Suite to the Principal Bedroom, to the Ground Floor.

To the Lower Ground Floor is an extensive Open Plan Area currently utilised as a Home Cinema with a Guest Bedroom and En Suite Shower Room and with potential to partition to create additional Bedrooms.

Externally, the property benefits from three main entrances, mainly from Ashley Road and there is Resident Parking, with two spaces serving Apartment 2.

A particular feature is the outside space with its own privately owned (not communal) Garden, a Private Patio Area accessed via a door from the Breakfast Kitchen and a delightful illuminated sunken terrace from the Lower Ground Floor.

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 lift and staircase serving each floor. Private Entrance to Apartment 2.

Entrance Hall with entry phone system and natural wood flooring.

Impressive 800 square foot Open Plan Living and Dining Room with windows to three elevations making this a naturally light and bright space. A spiral staircase with glass surround descends to the Lower Ground Floor. Open Plan to the:

Siematic Breakfast Kitchen fitted with a range of base and eye level units with peninsula and Corrian worktops over inset into which is a sink and drainer unit with Quooker instant hot water tap over. Integrated Gaggenua appliances include double oven, induction hob, microwave, fridge, freezer and dishwasher. Windows and a door overlook and provide access to a Private paved Terrace and Gardens surrounded by matures hedges to the front elevation.

Built in Utility and Storage Cupboard with plumbing for a washing machine.

Principal Bedroom One with three floor to ceiling windows to the side elevation. Built in wardrobes providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with dual shower attachments and glazed screen, wash hand basin with storage cupboard beneath and WC. Tiling to the walls and floor. Chrome finish heated towel rail.

Bedroom Two with window to the rear elevation. Built in wardrobes providing ample hanging and storage space.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath, twin wash hand basins with drawers beneath and WC. Tiling to the walls and floor. Chrome finish heated towel rail.

A spiral staircase descends to the Lower Ground Floor which is a large Open Plan space, currently utilised as a Home Cinema, an Occasional Guest Bedroom and En Suite Shower Room.

A staircase rises to a seating area with glazed sliding doors to a secluded sunken marble clad Terrace Area with tiled floor and lighting.

Bedroom Area with built in wardrobes providing ample hanging and storage space.

En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with thermostatic shower, twin wash hand basins with storage drawers beneath and WC. Tiling to the walls and floor. Chrome finish heated towel rail.

Externally, the property benefits from Resident Parking, with two spaces serving Apartment 2.

A particular feature is the outside space with its own privately owned (not communal) Garden, a Private Patio Area accessed via a door from the Breakfast Kitchen and a delightful illuminated sunken terrace from the Lower Ground Floor.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

AGENTS NOTE – The property benefits from planning permission to create a fourth bedroom and Garage.

- Long Leasehold - : 999 years from 1 January 2012
- Council Tax Band F



Approx Gross Floor Area = 2579 Sq. Feet
= 239.6 Sq. Metres

