



Booth Road | | Altrincham | WA14 4AU

£800,000



SHEPPARD & CO



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£800,000

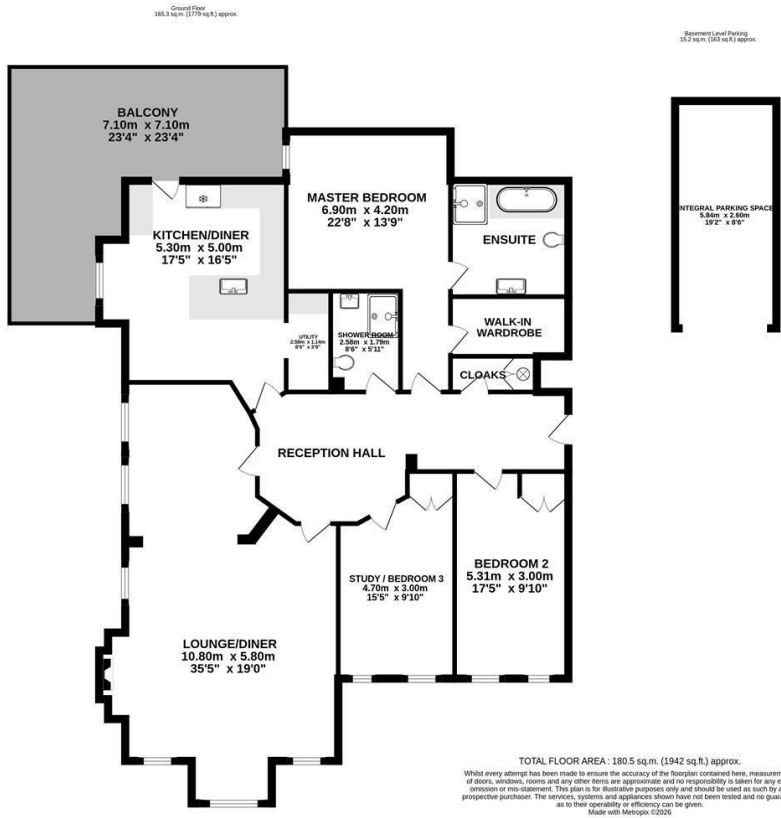
- A truly stunning ground floor apartment
- Open plan breakfast kitchen with utility area
- Principle suite with dressing area and ensuite
- Secure underground parking
- Catchment to the areas finest schools
- Spacious accommodation approaching 1,800 sq ft
- Magnificent living room plus separate dining area
- Good size balcony enjoying a westerly aspect
- Walking distance to Altrincham
- No onward chain

A beautifully presented and comprehensively refurbished ground floor apartment, offering exceptional living space extending to almost 1,800 sq ft and perfectly positioned within walking distance of Altrincham town centre.

The current owners have meticulously modernised the apartment to an impeccable standard, including a newly fitted kitchen, contemporary bathrooms, upgraded wiring and stylish flooring throughout, creating a turnkey home of real quality.

The accommodation in brief comprises a spacious entrance hall, an impressive living room opening through to a formal dining area, and a superb kitchen breakfast room with adjoining utility and direct access onto the balcony. The principal bedroom benefits from a dressing room and en suite, complemented by two further generous double bedrooms and a separate bathroom.

Externally, the apartment enjoys a fantastic balcony ideal for entertaining and al fresco dining, along with secure underground parking and additional storage.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 84      | 85        |
| (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                     |         |           |

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