



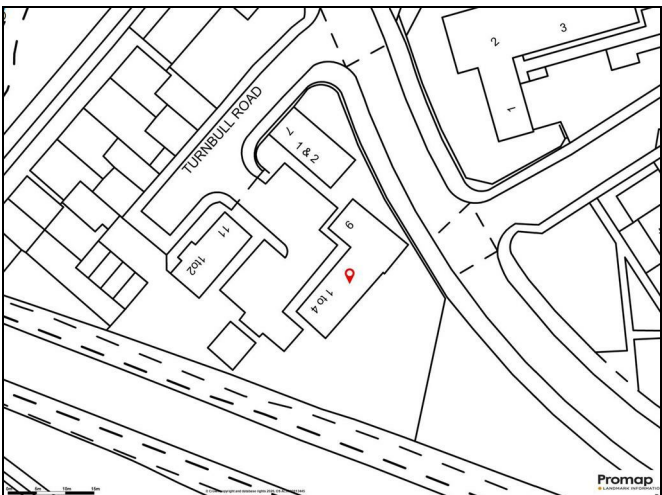
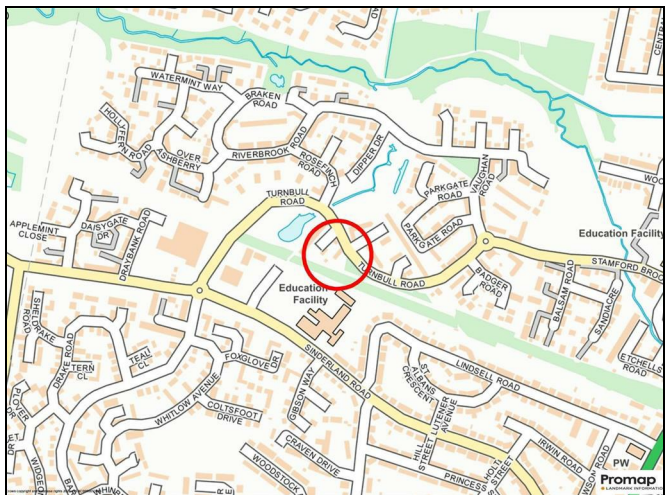
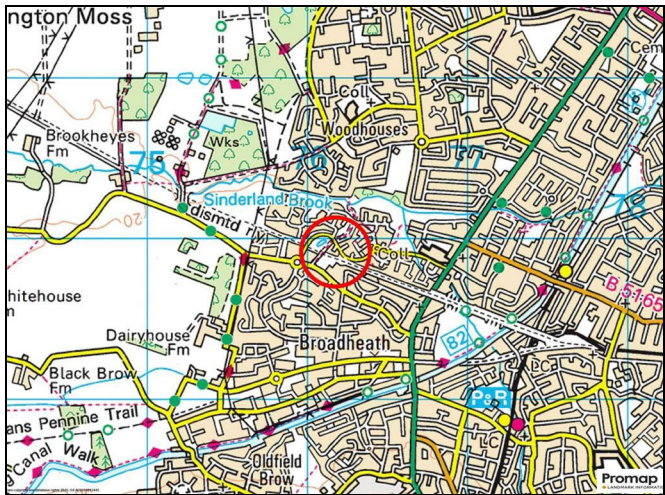
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.



INDEPENDENT ESTATE AGENTS

## Apartment 4, 9 Turnbull Road West Timperley, Altrincham, Cheshire, WA14 5UP



A WELL PRESENTED, LARGER THAN AVERAGE, MODERN FIRST FLOOR APARTMENT SET WITHIN COMMUNAL GARDENS ON THE STAMFORD BROOK DEVELOPMENT. 750 sqft.

Communal Entrance and Hall. Hall. Open Plan Live In Dining Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Resident and Visitor Parking. Communal Gardens. No Chain.

£230,000

# in detail



A superb, larger than average, modern First Floor Apartment situated on the Stamford Brook Development which has been built as a joint venture with The National Trust designed to adhere to high environmental standards creating a community where resource and energy efficiency is a priority.

Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre, the Metrolink at Timperley and being within easy reach of the Motorway Networks serving the region and having Waitrose and Asda within five minutes walking distance of the



The well presented property extends to some 750 sqft providing a Hall, Open Plan Live In Dining Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms.

A particular feature of the property is that it is one of only four Apartments in the building and so therefore enjoys a quieter alternative to Apartment Living.

Externally, there is Resident and Visitor parking and the Apartment is set within well maintained Communal Gardens. Bin Store.

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 staircase rising to the First Floor Landing. Private Entrance to Apartment 4.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Large airing cupboard providing useful storage. Window to the front elevation.

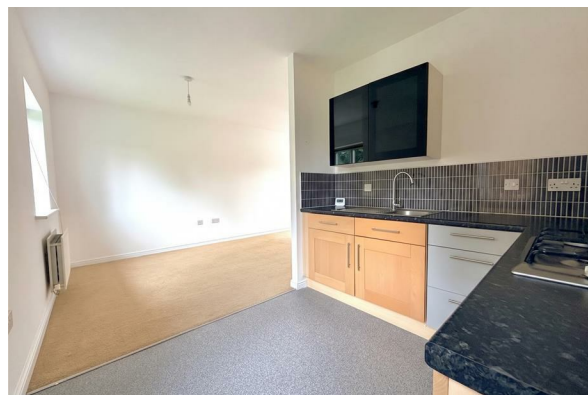
Open Plan Live In Dining Kitchen. To the Living and Dining Areas there is a dual aspect with windows to the front and rear elevations. The Kitchen Area is fitted with a range of base and eye level units with worktops over inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring gas hob and extractor fan over. There is space for a fridge freezer and washing machine. Window to the rear elevation.

Principal Bedroom One with window to the rear elevation.

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

Bedroom Two is another excellent sized Double Bedroom with window to the rear elevation. Loft access point.

The Bedrooms are served by a Bathroom with white suite and chrome fittings providing a bath, wash hand basin and WC. Tiling to the walls. Inset mirror.



Externally, there is Resident and Visitor parking and the Apartment is set within well maintained Communal Gardens. External Bin Store.

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



- Leasehold- 125 years from 1 January 2005
- Council Tax Band C

Approx Gross Floor Area = 750 Sq. Feet  
= 69.7 Sq. Metres

