



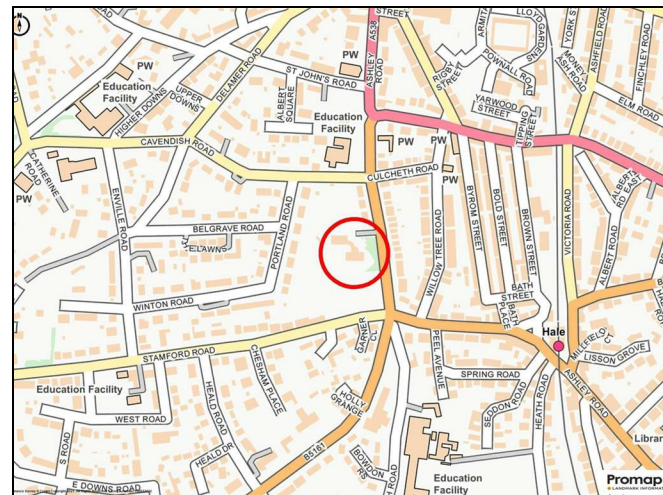
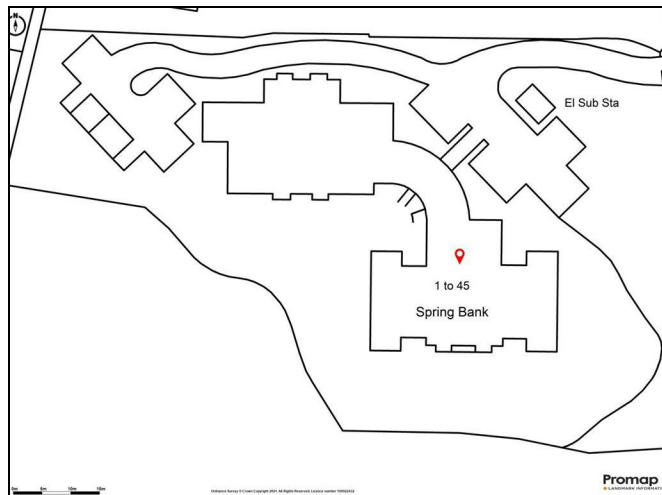
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

78 → 80

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

# Flat 4, Springbank Ashley Road Altrincham, WA14 2LR



**A MOST APPEALING, ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT GARDEN ACCESS, SET WITHIN THE SOUGHT AFTER SPRING BANK DEVELOPMENT, PERFECTLY LOCATED WITHIN WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM CENTRES. 468sqft.**

**Hall. Living and Dining Room. Kitchen. Double Bedroom with wardrobes. Shower Room. Guest facilities. Parking. Beautiful, lush South facing Gardens. NO CHAIN! Age 55 and over**

**£149,950**

# in detail



A most appealing Ground Floor Retirement Apartment set within Spring Bank, a superbly located and sought after development of retirement apartments by McCarthy & Stone and standing on beautiful South facing Communal Gardens, adjacent to and overlooking Spring Bank Park.

Benefits of the development include a resident house manager, 24 hour careline facility and residents' laundry. There is also a suite for visiting guests which can be reserved at a small cost.



The Apartment benefits from new carpets throughout, a brand new, stylish Shower Room and is ready to move into with the minimum of fuss.

The location is ideal, set mid-way between Altrincham Town Centre with its range of facilities, the popular Market Quarter and the Metrolink and Hale Village with a range of fashionable shops, restaurants and bars.

This property is offered for sale with no chain.

Comprising:

Communal Entrance with entry phone system to the Ground Floor Communal Hall with staircase and lift to the Upper Floors. Private Entrance to Apartment 4.



Entrance Hall with doors providing access to the Living and Bedroom Accommodation.

Walk in storage cupboard. Entry phone system.

Living and Dining Room is a good size Reception Room with window and door enjoying an attractive outlook over the South facing communal gardens to the rear and Spring Bank park beyond. Marble effect fireplace feature. Electric heater. Coved ceiling. Glazed double doors give access to the:

Kitchen, also with a window overlooking Springbank Park and fitted with a range of base and eye level units with worktops over and an inset stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven and four ring electric hob. There is space for additional appliances. Coved ceiling.

The Bedroom is superbly proportioned with window to the rear enjoying views over Spring Bank park. Built in wardrobes providing hanging and storage space. Coved ceiling.

The Bedroom is served by a Shower Room, recently fitted with a modern white suite and chrome fittings, providing an open wet room style shower area with electric shower and glazed shower screen, wash hand basin with built in storage below. Tiling to the walls. WC. Inset mirror. Heated towel rail.

Externally, Springbank enjoys Resident and Visitors Parking and is set within well maintained South facing Communal Gardens.

This property is offered for sale with no chain.



We believe the property to be leasehold with a 125 year lease from 1994 with a ground rent of circa £580.00 per annum. The service charge is approximately £3,200 per annum. This includes the remuneration of the resident House Manager, cleaning, lighting, repairs and heating of communal areas, window cleaning, gardening, buildings insurance, management etc.



- Leasehold - 125 years from 1 June 1994  
- Council Tax Band D



Approx Gross Floor Area = 474 Sq. Feet  
= 44.1 Sq. Metres

