



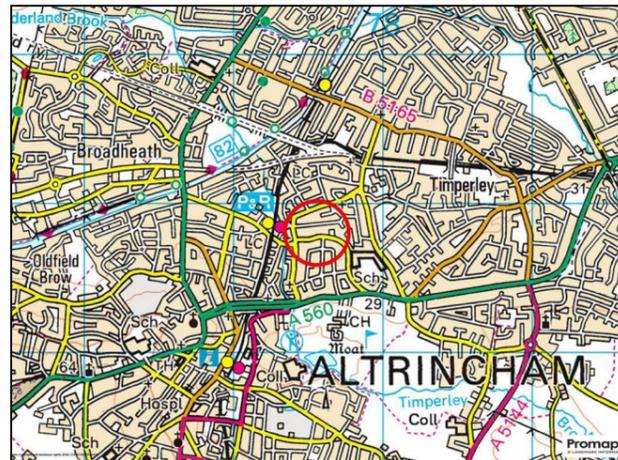
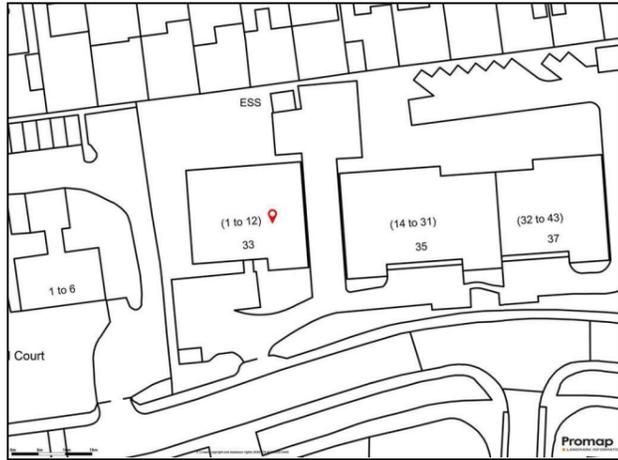
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INDEPENDENT ESTATE AGENTS

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			
		76	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 that 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

33 Wellington Road Timperley, Altrincham, WA15 7RD



A SUPERBLY SIZED FIRST FLOOR APARTMENT WITH LIFT IN THIS POPULAR DEVELOPMENT CLOSE TO THE METROLINK AND TIMPERLEY AND ALTRINCHAM CENTRES. 937 SQ FT

Hall. Living/Dining Room. Breakfast Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Resident/Guest Parking. Communal Gardens. No Chain.

£275,000

in detail



A superbly proportioned First Floor Apartment located in a modern purpose built development with lift, perfectly positioned within walking distance of Timperley Village and Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink stations at Altrincham and Navigation Road.

The well presented property extends to some 937 square footage, providing a Hall, Living/Dining Room and Breakfast Kitchen, served by Two Double Bedrooms and Two Bath/Shower rooms.

Externally, there is allocated Resident and Guest Parking and the development enjoys well maintained Communal Gardens.

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

Comprising.

Communal Entrance. Communal Hall with Lift and staircase rising to the First Floor Landing. Private Entrance to Apartment 8. Spacious Hall with doors providing access to the Living and Bedroom Accommodation. Built in cloaks storage goods. Entry phone system.

Living and Dining Room with windows to the side and rear elevations enjoying views over the communal gardens.

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

Bedroom One with windows to the rear elevation. This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed screen, wash hand basin and WC. Tiling to the walls. Inset mirror. Chrome finish heated towel rail. Extractor fan.

Bedroom Two is another excellent sized Double Bedroom with window to the rear elevation enjoying views over the Communal Gardens.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail. Extractor fan.

Externally, there is allocated Resident and Guest Parking and the development enjoys well maintained Communal Gardens, laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

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

A superbly located property and a first class development.

- Leasehold - 125 years from 1 January 2004
- Council Tax Band D



Approx Gross Floor Area = 937 Sq. Feet
= 87.1 Sq. Metres

