



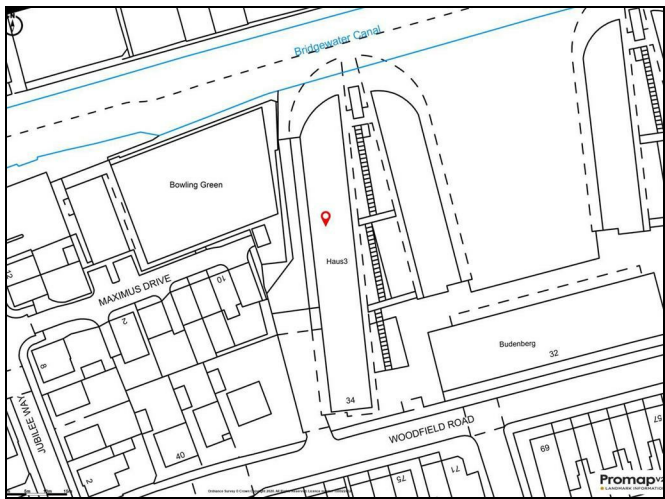
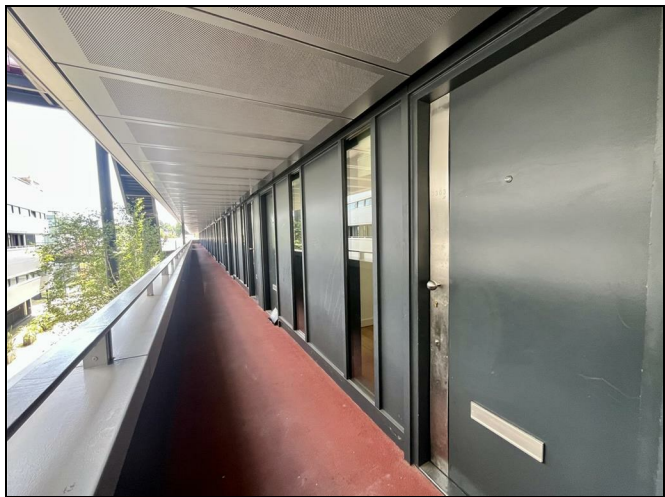
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location



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Apartment 3303 Budenberg  
34, Woodfield Road, Altrincham, WA14 4RP



**A SUPERB SPLIT LEVEL THIRD FLOOR APARTMENT WITHIN THE STRIKING BUDENBERG DEVELOPMENT WITH WEST FACING BALCONY AND UNDERCROFT PARKING. 766sqft.**

**Upper/Lower Halls. Living Room with Balcony off. Dining Kitchen. Two Bedrooms. Two Baths/Showers. Undercroft Parking. Communal Gardens. No Chain.**

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.

£195,000



# in detail



A 'Foster and Partners' designed Third Floor Apartment within the striking Budenberg Haus Projekte Development by Urban Splash and conveniently located within walking distance to local shops and Navigation Road Metrolink, as well as being close to Altrincham Town Centre and the open space of John Leigh Park.



The property is arranged over Three Levels with the accommodation providing a Hall, Dining Kitchen and Lounge with Balcony with far reaching views, served by Two Bedrooms and Two Bath/Shower Rooms.

Design features include, 12' high ceilings, full height windows, Bamboo flooring and well appointed kitchen and bathroom fittings.

Externally, all residents enjoy the use of the landscaped Communal Gardens, which provide sitting areas and lawns bordering on to the canal.

There is secure Underground Garaging which provides One Reserved Parking Space.

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

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the apartments in addition to the elevator tower also rising to every level.

Private Entrance to Apartment 3303. Entrance Hall with glass balustrade staircase rising to the Upper Floor.

Dining Kitchen with appliances and windows to the front elevation. Ample space for a table and chairs.

Impressive Living Room with vaulted ceiling and virtually full width patio doors onto the west facing Balcony with far reaching views.

Split level Hall with good sized Upper Hall that provides ideal space for a desk and access to Two Bedrooms served by Two Bathroom/Shower Rooms.

Bedroom One with windows to the front elevation. Wardrobe recess and En Suite Shower Room.

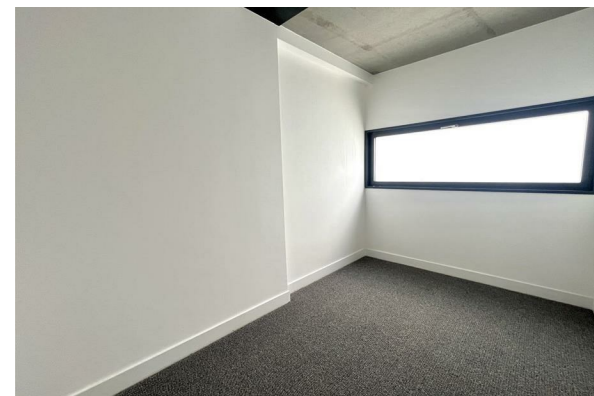
Bedroom Two with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings with granite finishes and extensive toiletry and storage cabinets.



Overall, a striking apartment within a ground breaking development, enjoying far reaching views towards North Wales.

Budenberg Sinking Fund Contribution



Buyers are to be aware that on the sale of an apartment at the Budenberg development the seller is required to make a single service charge contribution calculated based on the number of years the seller has owned the apartment. Full details will be made available through the legal enquiries.

- Leasehold 999 years from 1 January 2003
- Council Tax Band D

Approx Gross Floor Area = 766 Sq. Feet  
= 71.1 Sq. Metres

