



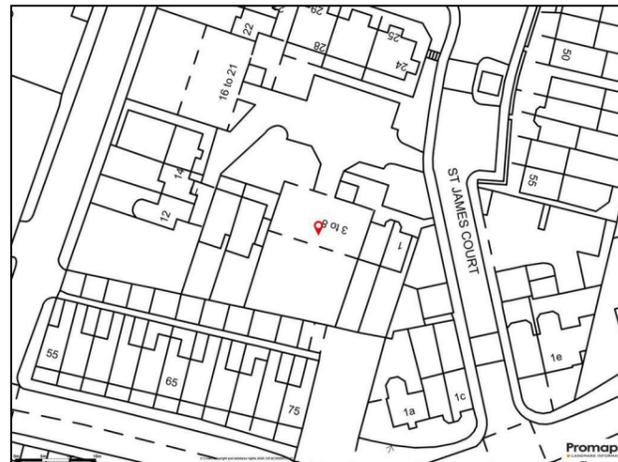
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INDEPENDENT ESTATE AGENTS

# location



INDEPENDENT ESTATE AGENTS

# 7 St. James Court Altrincham, WA15 8FG



**A WELL PRESENTED SECOND FLOOR APARTMENT SET WITHIN MATURE LANDSCAPED GROUNDS, SUPERBLY LOCATED WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK. 505 SQFT**

**Entrance Vestibule. Open Plan Living and Dining Room. Kitchen. Two Bedrooms. Bathroom. Resident and Guest 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	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	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

**£215,000**

# in detail



A superbly located Second Floor Apartment in this purpose-built development just off Moss Lane in Altrincham, within walking distance of Altrincham Town centre and its facilities, the popular Market Quarter and Metrolink.

The well presented property extends to some 505 square feet providing an Entrance Vestibule, Open Plan Living and Dining Room and Kitchen served by Two Bedrooms and a Bathroom.



A particular feature of the property is the fact that it enjoys its own Private Entrance accessed via an open walkway as opposed to a communal entrance.

Externally, the Development enjoys a mature setting with neatly tended, well stocked Garden areas and there is Guest and Resident Parking with a covered allocated Parking space serving the property.

This property is perfect for a first time buyers, a downsizer or buy to let investor and is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:



Communal Entrance with Entry Phone system. A staircase rises to the Second Floor Landing. Open walkway with Private Entrance to Apartment 7.

Entrance vestibule. Open Plan Living and Dining Room with window to the front elevation. Attractive fireplace surround with gas living flame, coal effect fire with marble hearth and wood surround. Coved ceiling.

Kitchen fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated oven, four ring gas hob with extractor hood over. There is space for additional kitchen appliances. Window to the front elevation.

An Inner Hallway gives access to Two Bedrooms and a Bathroom. Built in airing cupboard.



Bedroom One with large skylight window making this a light and bright room with attractive sloping ceilings. Built in mirrored wardrobes with sliding doors providing excellent hanging and storage space.

Bedroom Two with skylight window and attractive sloping ceilings.

The Bedrooms are served by a well appointed Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, dual attachment and glazed screen, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail.



Externally, there is Guest and Resident Parking to the front of the block with a drive-through underneath the building to a further Parking area within which there is One covered Parking space.

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



- Leasehold - 999 years from 1 January 1995  
- Council Tax Band C



Approx Gross Floor Area = 505 Sq. Feet  
= 46.9 Sq. Metres

