



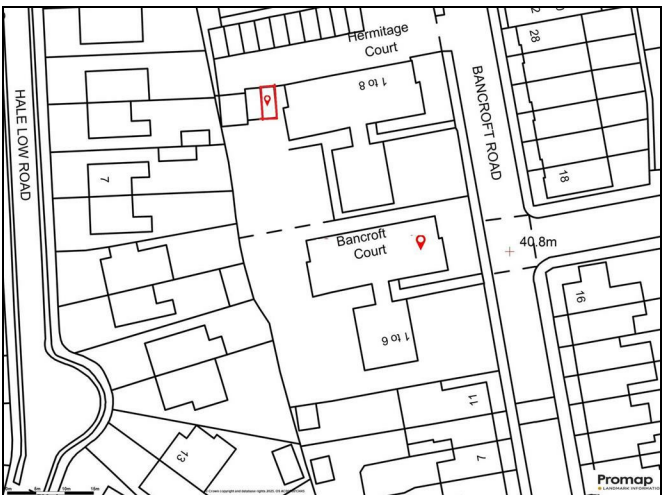
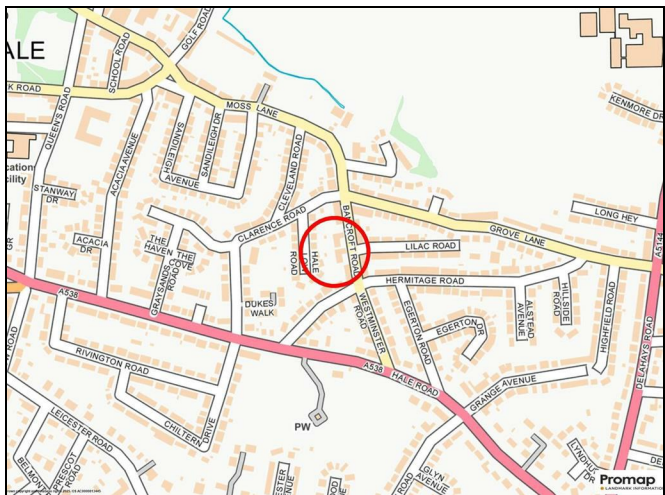
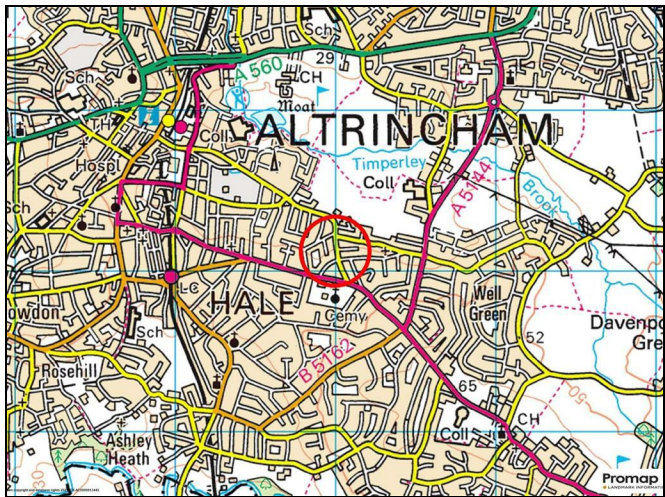
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INDEPENDENT ESTATE AGENTS

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 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

5 Bancroft Court Bancroft Road Hale, Altrincham, WA15 8BQ



AN EXCELLENT VALUE FOR MONEY, SUPERBLY PROPORTIONED GROUND FLOOR APARTMENT, WALKING DISTANCE TO STAMFORD PARK AND SCHOOL AND CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 977SQFT

Hall. Living and Dining Room. Breakfast Kitchen. Three Double Bedrooms. Bathroom. Communal Gardens. Residents Parking. Garage. No Chain.

£275,000

in detail



An excellent value for money Ground Floor Apartment in a popular location within walking distance of Stamford Park and School and being close to Altrincham Town Centre, its amenities, the popular Market Quarter, the Metrolink and Hale Village with its range of fashionable shops, eateries and bars.

The superbly proportioned property extends to some 977 square feet providing a Hall, Living and Dining Room and Breakfast Kitchen, served by Three Double Bedrooms and a Family Bathroom.



Externally, there is Resident's Parking in addition to a Single Garage serving the Apartment. Bancroft Court is set within well maintained Communal Gardens to the front and rear.

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

Comprising:

Communal Entrance. Communal Hallway. Private Entrance to Apartment 5.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Built in cloaks and storage cupboard.

Living and Dining with windows to the front and side elevations.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over incorporating a breakfast bar, inset into which is a stainless steel one and half sink and drainer unit with mixer tap over. Integrated oven, four ring gas hob and extractor fan over. There is space for additional kitchen appliances. Wall mounted Worcester Bosch gas central heating boiler. Window to the side elevation.

From the Hallway there is access to Three Double Bedrooms and a Family Bathroom.

Bedroom One with windows to the front and side elevations. Built in wardrobes and cupboards provide ample hanging and storage space.

Bedroom Two with window to the side elevation. Built in double wardrobe providing ample hanging and storage space.

Bedroom Three with window to the side elevation. Built in cupboards.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Built in airing cupboard. Opaque window to the side elevation.

Externally, there is Resident's Parking in addition to a Garage serving Apartment 5. Bancroft Court is set within well maintained Communal Gardens laid mainly to lawn well stocked borders.



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

- Leasehold - 999 years from 25 March 1968 - Service Charge £80.00 per month
- Council Tax Band C



Approx Gross Floor Area = 988 Sq. Feet
= 91.8 Sq. Metres

