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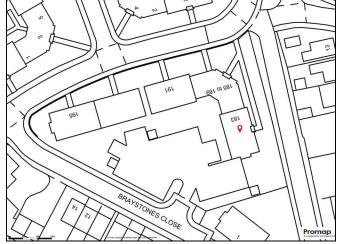
INDEPENDENT ESTATE AGENTS



location



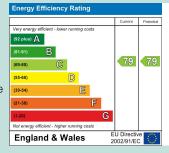


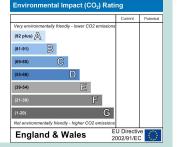


energy efficiency

In line with Government Legislation, we are now able to provide an

Energy Performance Certificate (EPC) rating (see table on the right)





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 torchure may be approximate. Therefore if intending purchasers need accurate measurements used in this core near the tax existing furniture will fit they should take the measurements used.



INDEPENDENT ESTATE AGENTS

Apartment 2, 183 Kentmere Road Timperley, Altrincham, WA15 7NT



A WELL APPOINTED AND SPACIOUS GROUND FLOOR APARTMENT LOCATED ON THIS POPULAR DEVELOPMENT. 618sqft.

Communal Entrance. Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Resident Parking. Communal Gardens. No Chain.

£190,000

in detail





A Modern Ground Floor Apartment, in a purpose built development located on this popular development ideal for Timperley Village and close to excellent transport links.

The accommodation extends to some 618 square feet providing a Hall, Living/Dining Room, Kitchen, Two Bedrooms and a Bathroom



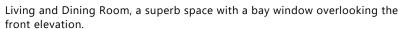
Externally there are Communal Gardens and allocated Resident parking.

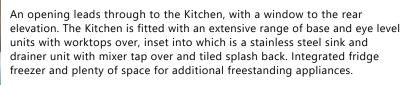
The property is offered For Sale with No Chain and is ideal for a first time buyer, buy to let investment or downsizer.

Comprising:

Communal Entrance with secure entry phone system to Communal Hallway. Private Entrance to Apartment 2.

Entrance Hall with doors leading to the Living and Bedroom accommodation.





Useful storage cupboard housing the combination boiler.

Bedroom One is a superbly sized room with a window to the rear elevation. There are two built in double wardrobes providing ample hanging and storage space.

Bedroom Two with a window to the front elevation.



The Bedrooms are served by the Bathroom, fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC.

Externally there are particularly well maintained Communal Garden Areas laid to the front and rear of the Development which are maintained through the Management company. There is One Reserved Parking Space positioned to the rear of the Development.

UPVC Double Glazing. Gas fired central heating on a combination boiler.

An excellent value Apartment in a popular development, offered For Sale with No Chain.





- Leasehold 125 years from 1 July 2004
- Council Tax Band C







Approx Gross Floor Area = 618 Sq. Feet = 57.4 Sq. Metres

