



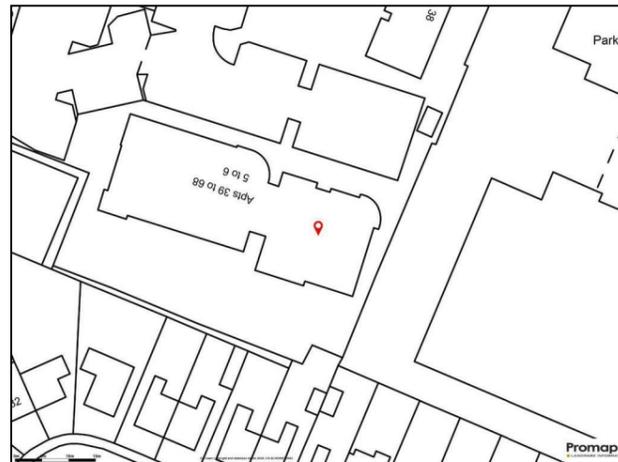
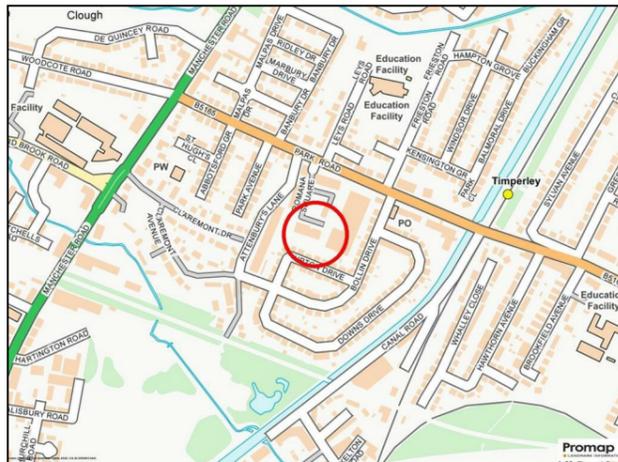
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INDEPENDENT ESTATE AGENTS

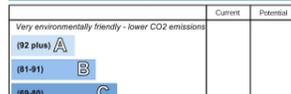
location



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ 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.



INDEPENDENT ESTATE AGENTS

46 Romana Square

Timperley (off Park Road), Altrincham, Cheshire, WA14 5QB



A WELL PROPORTIONED APARTMENT LOCATED IN A POPULAR GATED DEVELOPMENT WITHIN WALKING DISTANCE OF LOCAL SHOPS AND THE METROLINK. 760 sqft.

Hall. Open Plan Living and Dining Room and Kitchen. Two Double Bedrooms. Two Bath/Showers. Communal Gardens. Resident and Visitor Parking.

£200,000

in detail



A superbly proportioned First Floor purpose built Apartment in the popular Romana Square, walking distance to excellent schools, local shops and Timperley Metrolink, as well as being close to Timperley Village and Altrincham Town Centre.

The well presented property extends to some 760 square feet, providing an Open Plan Living and Dining Room with Kitchen and Two Double Bedrooms served by Two Bath/Shower Rooms, one being an En Suite to the Principal Bedroom.



Externally, there is allocated Resident and Visitor Parking, and the Romana Square Development is set within well maintained Communal Gardens.

This property is offered for sale with No Chain and can be moved into with the minimum of fuss.

Comprising:

Communal Entrance with staircase rising to the First Floor Landing. Private Entrance to Apartment 46. Entrance Hall which is open onto the Living Accommodation. Utility cupboard with space and plumbing for washing machine and housing a hot water cylinder.

Open Plan Living and Dining room with uPVC double glazed sliding doors with Juliet balcony enjoying views over the Communal Gardens to the rear. The Kitchen area is fitted with a 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 and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over, fridge, freezer and dishwasher.

Bedroom One with uPVC double glazed window to the side elevation. Built in wardrobes and drawers providing excellent hanging and storage space.

This room enjoys an En Suite Shower room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail.

Bedroom Two is another good sized Double Bedroom with uPVC double glazed window to the rear elevation, enjoying views over the communal gardens. Built in wardrobes and drawers providing excellent storage.

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

Externally, the Development is approached through a Gated Entrance with Guest and Resident Parking facilities, providing One Reserved Parking space serving apartment 46.



The Romana Square Development enjoys attractive landscaped Communal Gardens with lawned areas dispersed with pathways and seating areas.

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

- Leasehold - 999 years from 31 January 2005
- Council Tax Band D



Approx Gross Floor Area = 760 Sq. Feet
= 70.6 Sq. Metres

