



# ASHWORTH HOLME

Sales · Lettings · Property Management



**13 7 PINEACRE CLOSE, WA14 5YE**

**£200,000**

2 1 1



## DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH COMES COMPLETE WITH DESIGNATED PARKING AND FORMS PART OF THE EVER POPULAR STAMFORD BROOK DEVELOPMENT.

The stunning apartment is presented in an AS NEW condition throughout and benefits from a modern open plan living/dining kitchen, spacious master bedroom with in-built wardrobes, two useful storage cupboards, well maintained communal areas, intercom system, double glazing and gas central heating throughout.

Forming part of a superb and convenient location close to local amenities such as Waitrose Supermarket in addition to being within easy reach of the popular market town of Altrincham. The nearest Metrolink station is located on Park Road and is within a reasonable walking distance.

In brief the accommodation comprises: Entrance hallway with two useful storage cupboards, spacious open plan living/dining kitchen, master bedroom with in-built wardrobes, second double bedroom and a bathroom which has been fitted with a modern white suite. Externally there is a designated parking space directly in front of the building entrance. There are also visitors parking spaces available.

Ground Rent - £62.50 paid every 6 months. Service Charge £101.16 Per Month. Leasehold 106 Years Remaining.

## KEY FEATURES

- Immaculate two double bedroom apartment
- Designated parking space
- Two useful storage cupboards
- Close to the Altrincham & Sale
- Presented in AS NEW condition throughout
- Modern open plan living/dining kitchen
- Gas central heating
- Energy efficient EPC rating of C

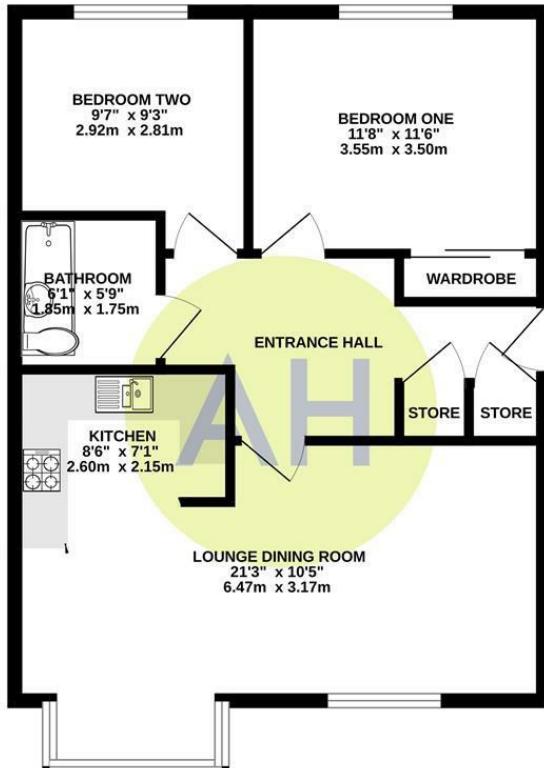




# FLOOR PLANS



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	



## ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.