



835 ALTRINCHAM ROAD, M23 9QQ
£130,000



DESCRIPTION

****WATCH OUR VIDEO TOUR**** A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WHICH FORMS PART OF A CONVENIENTLY LOCATION PURPOSE BUILT DEVELOPMENT SITUATED JUST A SHORT STROLL FROM TIMPERLEY VILLAGE AND WITHIN EASY REACH OF EXCELLENT TRANSPORT LINKS. The property benefits from a spacious lounge/dining room with dual aspect windows, large entrance hallway with two useful storage cupboard and a modern fitted kitchen. Further benefits include a reasonable service charge of just £72 Per Month and a Council Tax banding of A. In brief the accommodation comprises: Entrance hallway with two useful storage cupboards, spacious lounge/dining room, modern fitted kitchen, master bedroom, second double bedrooms and a bathroom. Externally there are well maintained communal grounds and ample off road parking for both residents and visitors. LEASEHOLD 105 YEARS FROM MARCH 2021. NO ONWARD CHAIN

KEY FEATURES

- Two double bedroom top floor apartment
- Highly convenient location
- Low monthly service charge
- No onward chain
- Presented to an excellent standard
- Ample off road parking
- Within easy walking distance of Timperley Village





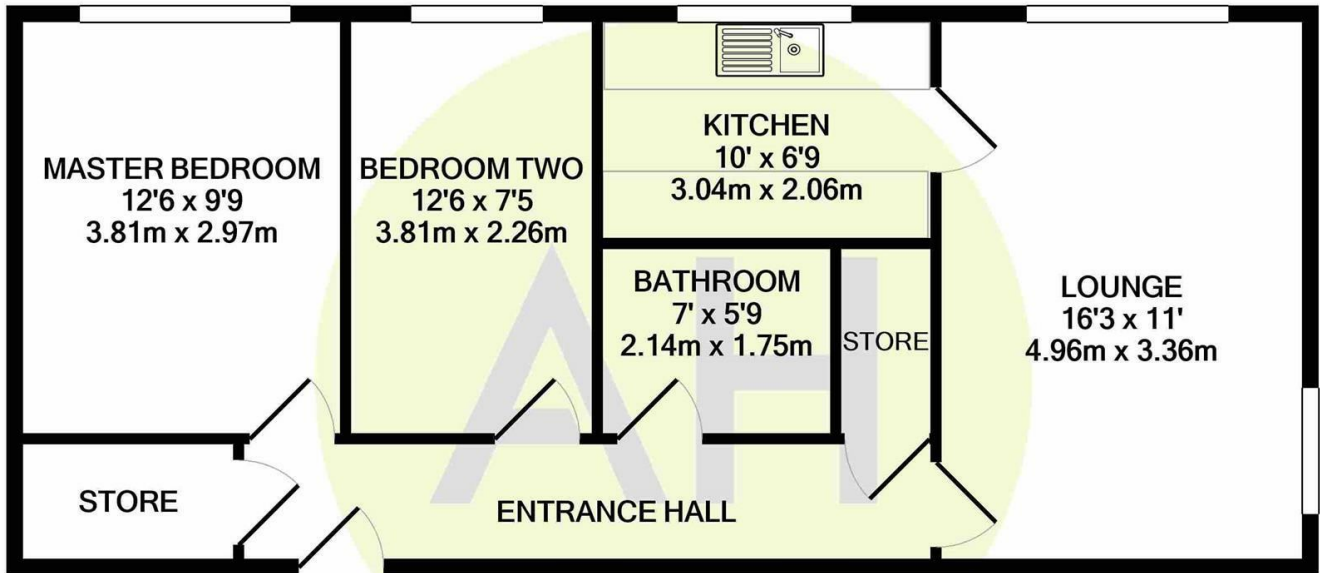
'A beautifully presented two double bedroom top floor apartment that forms part of a convenient location close to amenities and transport links'

DIMENSIONS

Entrance Hallway
 2 x Storage Cupboards
Living/Dining Room
 16'3" x 11'0" (4.96 x 3.36)
Kitchen
 9'11" x 6'9" (3.04 x 2.06)

Bathroom
 7'0" x 5'8" (2.14 x 1.75)

Master Bedroom
 12'5" x 9'8" (3.81 x 2.97)
Bedroom Two
 12'5" x 7'4" (3.81 x 2.26)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser. The services, systems and appliances 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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