



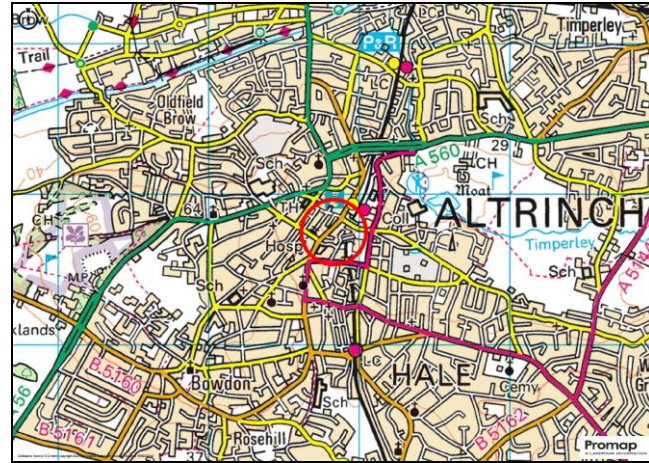
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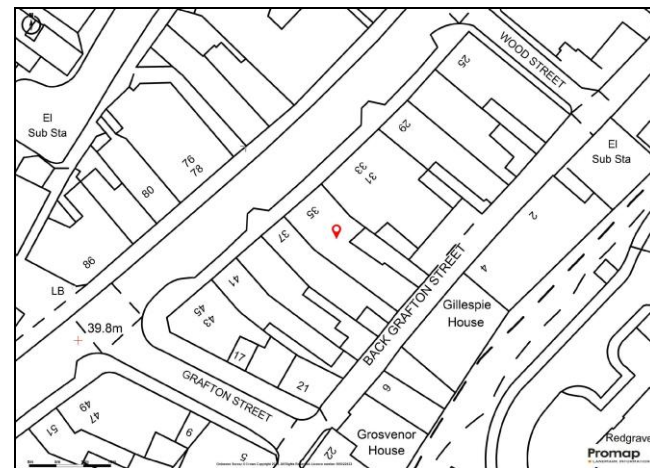
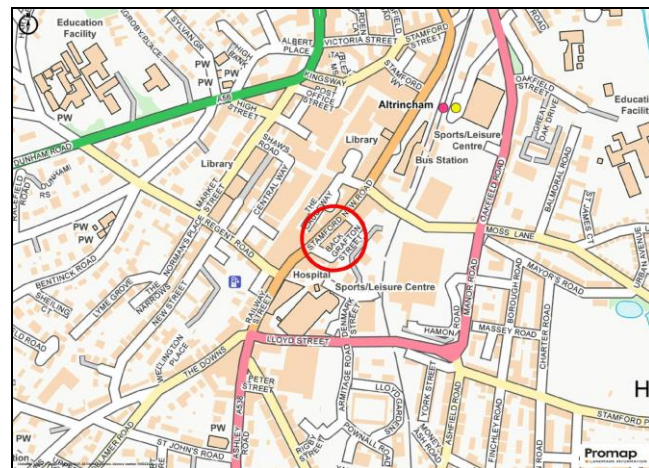


INDEPENDENT ESTATE AGENTS

location

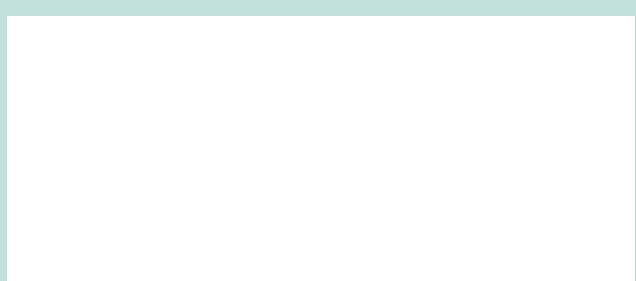


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. The Apartment will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



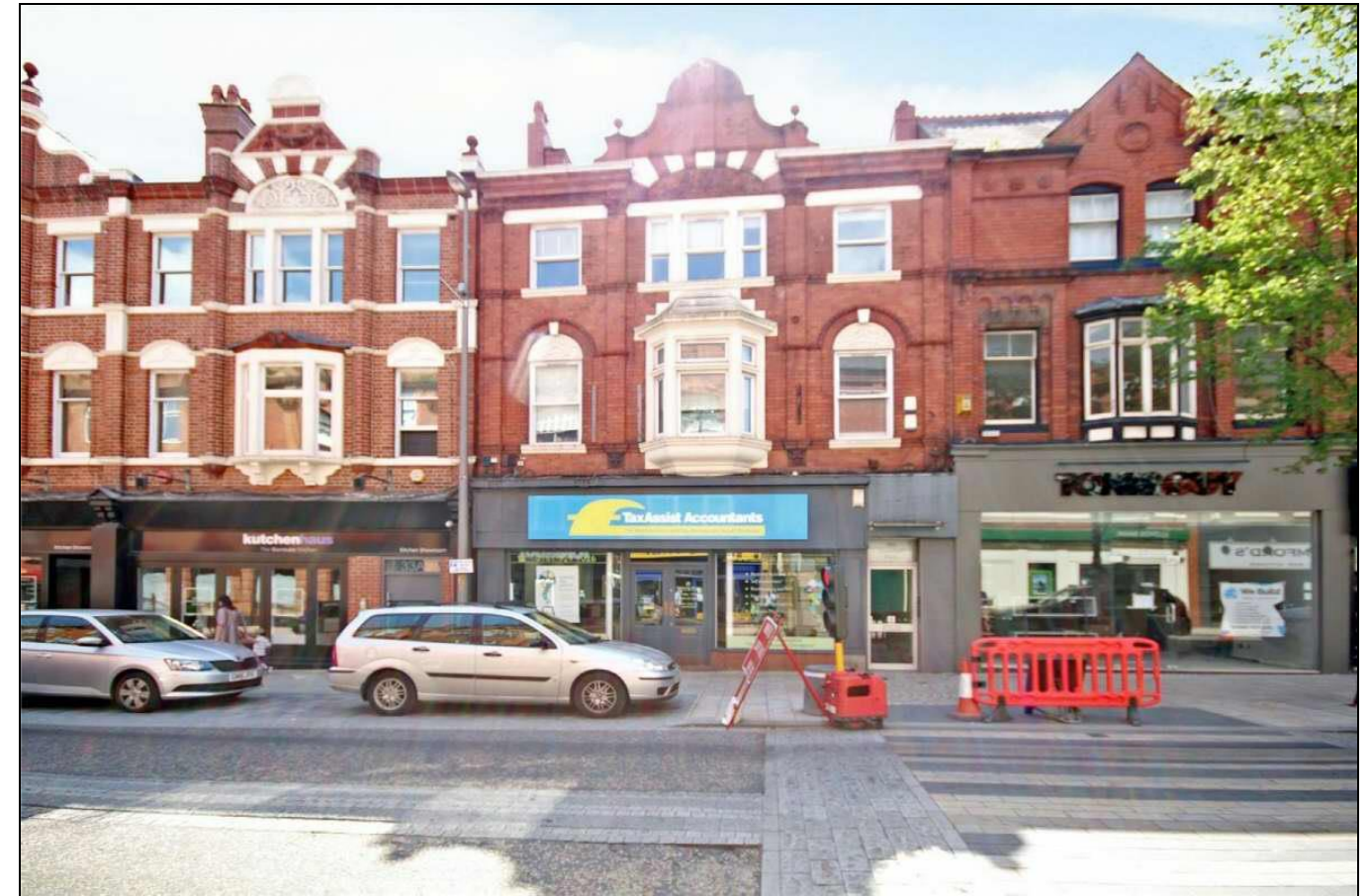
AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale 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 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

Flat 2, 35 Stamford New Road Altrincham, Cheshire, WA14 1EB



A SUPERBLY SIZED FIRST FLOOR APARTMENT SET WITHIN A VICTORIAN CONVERSION, LOCATED RIGHT IN THE HEART OF THE TOWN CENTRE WITH THE METROLINK AND MARKET QUARTER ON THE DOORSTEP. 848sqft.

Hall. 340sqft Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two Shower Rooms. Ideal for FTB or Buy To Let. Currently Let at £800PCM. 4.5% Yield.

“ A fantastically located Apartment ”

£215,000

in detail



A superbly proportioned First Floor Apartment set within this impressive converted Victorian property, ideally located right in the heart of the Altrincham Town Centre, with its facilities literally on the doorstep, including the popular Market Quarter and The Metrolink.



The property has accommodation extending to over 850 square feet providing a fantastic 325 square foot Open Plan Living Room and Dining Kitchen, with the Kitchen Area having a range of integrated appliances, and there are Two fabulous Double Bedrooms served by Two well appointed Shower Rooms, One being En Suite to the Principal Bedroom.

A real lifestyle property, also suitable for 'buy to let' investors with the property currently tenanted with a prevailing rent of £800 PCM.

Comprising:

Communal Entrance with entry phone to the Communal Hall with staircase to the First Landing. Private Entrance to Flat 2.

Hall with wood finish doors giving access to the accommodation. LED lighting to the ceiling which is evident throughout the property.

Open Plan Living Room and Dining Kitchen. A fabulous space with wood finish flooring and having a deep ledge bay window overlooking Stamford New Road to the front, with a further secondary window overlooking the same. There is ample for a living and dining suite.

The Kitchen Area is divided by way of a peninsula unit incorporating a breakfast bar and is fitted with a range of laminate fronted units with worktops over. Integrated stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washing machine.

Principal Bedroom One. A superbly proportioned Double Bedroom with two windows to the rear. Cupboard housing the combination gas fired central heating boiler.

This Bedroom is served by the En Suite Shower Room fitted with a white suite and chrome fittings, providing a large shower cubicle with 'drench' shower head, wash hand basin and WC. Extensive tiling to the walls and floors. Plate glass vanity mirror. Chrome ladder radiator.

Bedroom Two is another Double Room currently utilised as a Home Study with a window to Stamford New Road.

The Bedrooms are further served by a Second Shower Room well appointed with a white suite and chrome fittings, providing a large shower cubicle with electric shower, wash hand basin and WC. Extensive tiling to the walls and floors. Plate glass vanity mirror. Chrome ladder radiator.

Externally, there is on street Parking with scope to purchase a residents parking permit via Trafford Council.

A supremely conveniently located Apartment.



Approx Gross Floor Area = 848 Sq. Feet
= 78.7 Sq. Metres

