



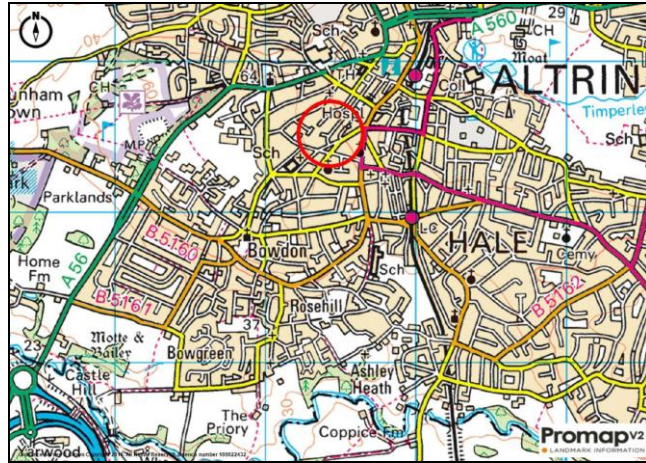
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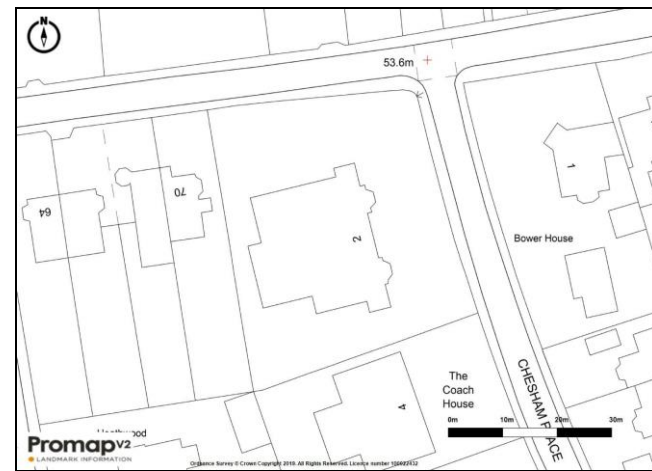
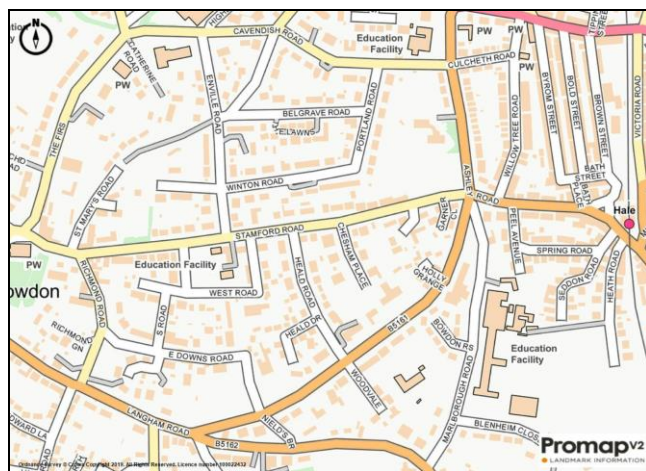


INDEPENDENT ESTATE AGENTS

location

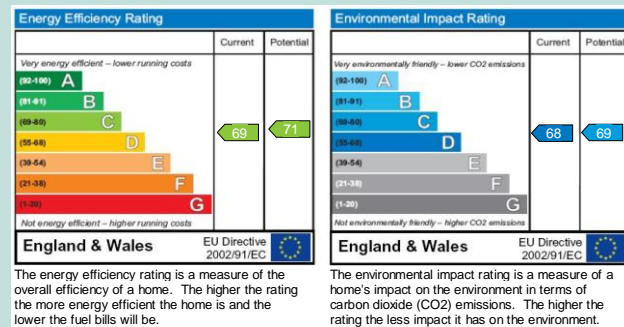


From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the level crossing to the traffic lights. Proceed straight over into Stamford Road and the Development will be found on the left hand side, on the corner of Stamford Road and Chesham Place.



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 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

2 Chesham House Chesham Place Bowdon, Altrincham, Cheshire, WA14 2JL



A STUNNING GROUND FLOOR APARTMENT FEATURING ITS OWN 500SQFT PATIO GARDEN AND SUPERBLY LOCATED FOR BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1265sqft.

Hall. Living/Dining Room. Breakfast Kitchen. Two/Three Bedrooms. Study/Bed 3. Two Baths/Showers. Reserved Parking. Superb!

“ A stunning Apartment ”

Offers Over; £600,000



A stunning Garden Apartment within the prestigious Chesham House Development by Belmont Homes and having the rare and valuable feature of three sets of French doors leading from the Kitchen, Living and Bedroom space onto the property's own 500 square foot Patio Garden.



The superbly presented Apartment is fitted to a high standard with branded Kitchen and Bathroom fittings and custom built furniture. The original character of the property has been retained with particularly high intricate corniced ceilings.

The accommodation extends to some 1265 sqft and provides a Spacious Hall, Utility, 300 square foot Living and Dining Room with French doors to the Patio Garden and a Breakfast Kitchen also leads directly onto the Garden. There are Three Double Bedrooms, which are served by Two stylishly appointed Bath/Shower Rooms, one being En-Suite to the Principal Bedroom which also enjoys Patio Garden access.

The Chesham House Development is set behind a secure remote control operated Gated Entrance, within which there is a Parking Area where there are Two Reserved Parking spaces for Apartment 2.



This is a truly stunning Apartment in an absolutely first class location within walking distance of both Hale Village with its fashionable range of shops, eateries and bars and Altrincham Town Centre, including the popular Market Quarter and the Metrolink.

Comprising:

Communal Entrance with Entry Phone system to the Communal Hall with a short flight of steps down to the Lower Hall providing Private Entrance into Apartment Two. The Apartment can also be approached directly from the Parking Area.

Entrance Hall setting the theme of the stunning presentation throughout with high intricate corniced ceilings with inset LED lighting and polished tiled flooring throughout. Panelled doors give access to the Living and Bedroom Accommodation. Cupboard housing the pressurised hot water system. Useful cloaks cupboard.

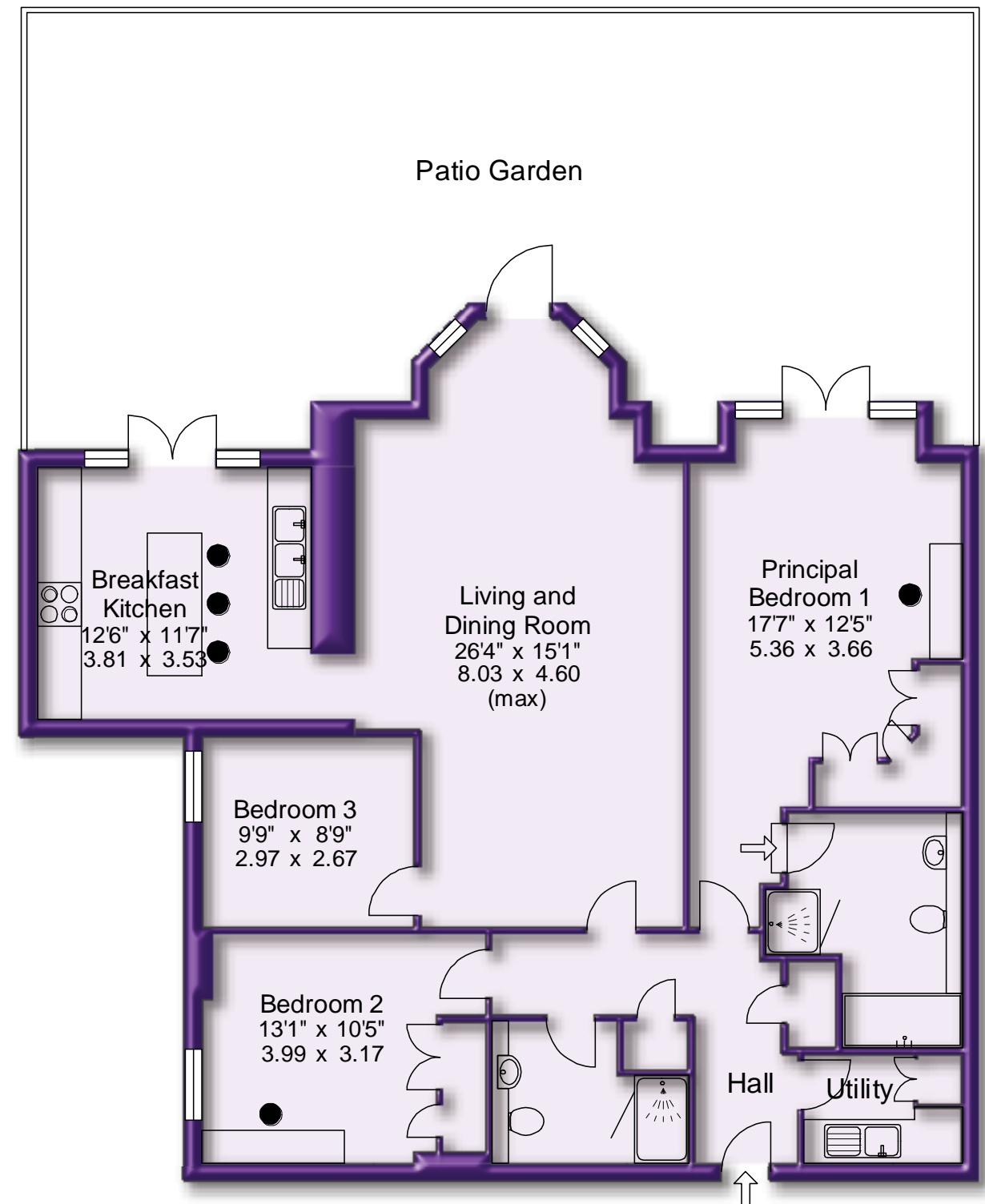
Utility Room fitted with a range of white high gloss laminate fronted units with stainless steel finish handles and worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for washing dryer. LED lighting. Tiled flooring.

Living and Dining Room. A beautifully proportioned room with polished wood flooring throughout and having French doors and windows inset into an angled bay giving access to and enjoying an aspect of the private Courtyard Garden Area. There is deep corniced ceiling throughout and decorative frieze work to the walls. An opening leads through to the Breakfast Kitchen

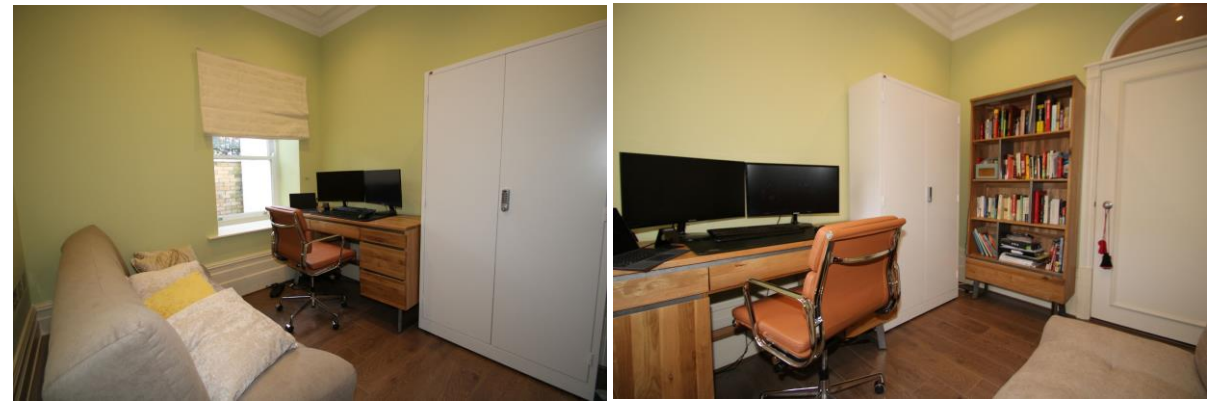
Study/Bedroom Three with sash window to the side elevation. LED lighting to the corniced ceiling.



Approx Gross Floor Area = 1265 Sq. Feet
= 117.5 Sq. Metres



in detail



Breakfast Kitchen, again featuring French doors and windows giving access to and enjoying an aspect of the Courtyard Garden with tiled flooring throughout. The Kitchen is fitted with an extensive range of white high gloss laminate fronted units with stainless steel finish handles and granite worktops arranged around a central Island unit incorporating a breakfast bar. Inset double bowl sink and drainer unit. Integrated Neff and Bosch appliances include a stainless steel oven and combination oven, four ring induction hob, fridge and dishwasher. LED lighting. Tiled flooring.



in detail

Principal Bedroom One with high corniced ceiling with inset LED lighting and featuring French doors and windows giving access to and enjoying an aspect of the Private Courtyard Garden area. This room is fitted with an extensive range of fitted furniture providing wardrobes, drawers and dressing table. Inset mirror.

This Bedroom is served by the En Suite Bathroom fitted with a suite with branded fittings by Duravit and Hansgrohe providing a bath, wash hand basin, WC and shower cubicle with 'drench' shower head. Extensive tiling to the walls and floor. LED lighting. Chrome finish towel rail.



Guest Bedroom Two with a sash window to the side elevation and there are built in wardrobes providing wardrobes providing ample hanging and storage space. LED lighting to the corniced ceiling.

Guest Shower Room and WC with branded fittings by Duravit and Hansgrohe providing a wet room style shower area with 'drench' shower head, wash hand basin, plate glass mirror surround and WC. Extensive tiling to the walls and floor. Chrome finish heated radiator. LED lighting.



Externally, the Development is approached via remote control Gated Entrance to the Resident Parking Area to the front, within which there are Two Reserved Parking Spaces serving Apartment 2.

The property benefits from the exceptionally rare and valuable feature of a substantial 500 square foot Courtyard Garden which is laid to stone paving with maturely stocked borders and retained within reclaimed brick walling with railings above.

Steps lead up to the Communal Gardens and as such there are positions which enable enjoyment of sun from first thing in the morning to last thing in the evening.

This amazing outside space really does set this Apartment apart from the majority of Apartments currently offered for sale.

