



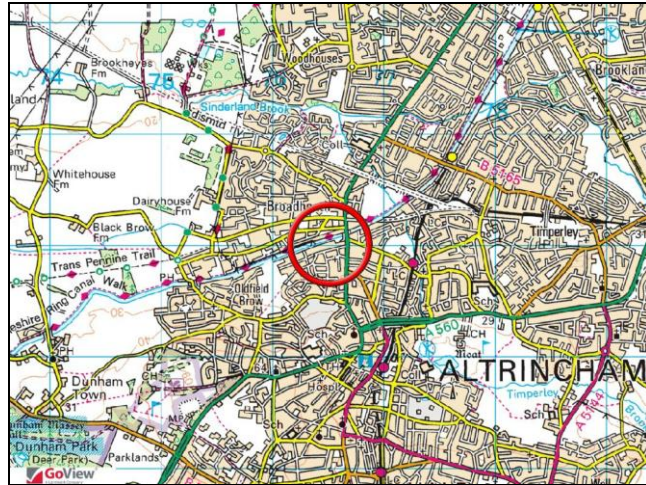
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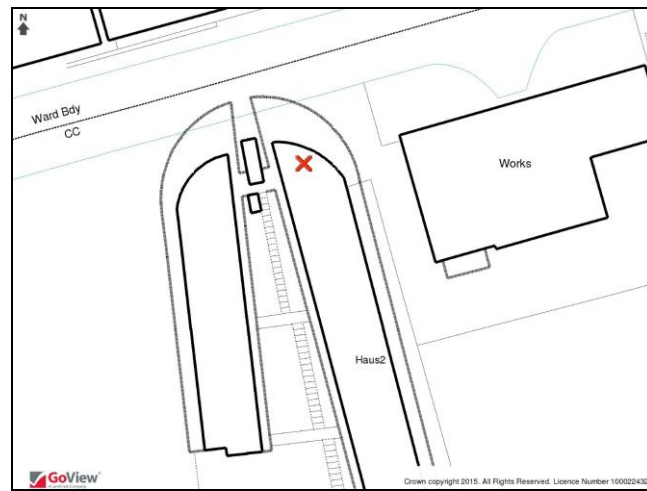
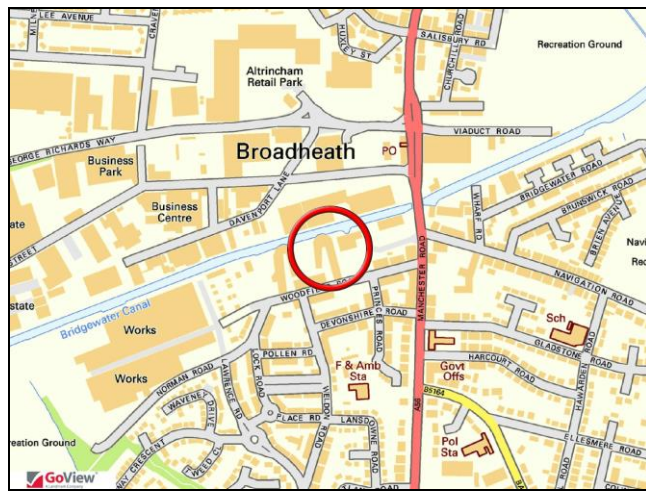


INDEPENDENT ESTATE AGENTS

location

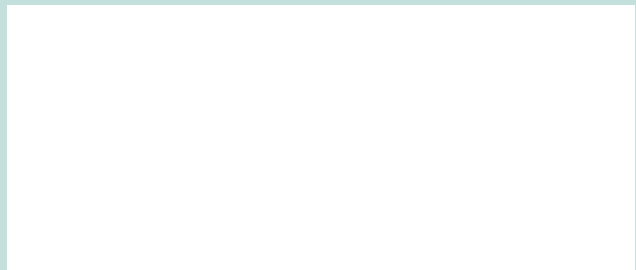


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road and the Development will be found on the right 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).



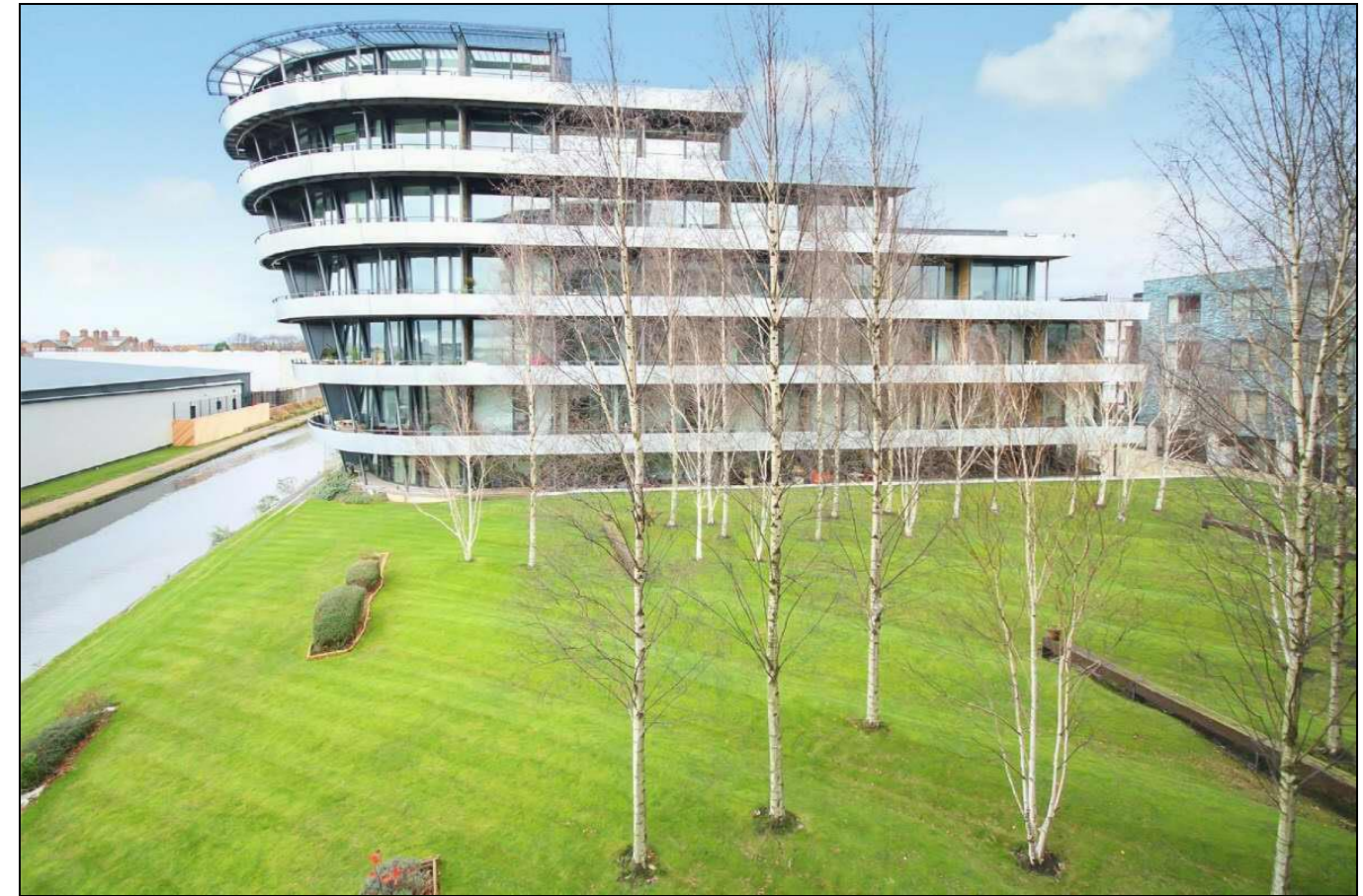
AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale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

3350 Budenberg Woodfield Road Altrincham, Cheshire, WA14 4RP



A STUNNING 'CURVED' BUDENBERG APARTMENT FEATURING AN IMPRESSIVE 50' BALCONY OVERLOOKING THE BRIDGEWATER CANAL. 640sqft.

Hall. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Bathroom. Undercroft Parking. Communal Gardens

“ *A fantastic Apartment* ”

£205,000

in detail



A superbly appointed Apartment within the Budenberg Development by Urban Splash and being one of the distinctive "curved" Apartments enjoying an elevated position on the Second Floor overlooking the Bridgewater Canal.

The curved nature of the design of the Apartment renders it to enjoy a magnificent Balcony Terrace that literally wraps around the property that extends to some 50ft in length and is accessed directly from the Living space and both of the Bedrooms. The balcony enjoys aspects over the Canal.

Set behind a secure Gated Entrance with Undercroft Parking the Budenberg Development stands in Communal Gardens, also bordering onto the canal.

Internally this particular Apartment enjoys good sized interestingly shaped rooms with particular generous ceiling heights with almost full height windows affording an abundance of natural light. With modern wood flooring to the principal areas and excellent specification Kitchen and Bathroom fittings this is a superbly stylish buyers property.

Comprising:

Communal Entrance with Entry Phone System to the open walkways. Staircase and lift to the Second Floor walkway with a Private Entrance to Apartment 3350.

Open Plan Hall with built in storage cupboards.

Living Room and Dining Kitchen with full height windows and door overlooking and giving access to the Terrace Balcony and with natural wood flooring throughout.

The Kitchen area is fitted with a range of contemporary design white and grey laminate fronted units with work surfaces over with an inset single bowl, single drainer sink unit. Inset halogen hob, integrated stainless steel oven and grill, further built in fridge freezer and slimline dishwasher.

There is housing for a washing machine in a cupboard off the Hall.

Principal Bedroom one with full height windows and French door giving access to the Balcony and having an opening to a large Walk In Wardrobe with extensive full height hanging rails.

Bedroom Two, also ideal as a Home Study with full height windows and doors giving access to the Terrace.

The Bedrooms are served by the stylishly appointed Bathroom fitted with a white suite with chrome fittings, providing a bath with shower over, wall hung wash hand basin with toiletry cupboards below, wall hung WC, granite detailing and plate glass vanity mirror.

A truly fantastic Apartment in a ground breaking development.



Approx Gross Floor Area = 745 Sq. Feet
= 69.21 Sq. Metres

