



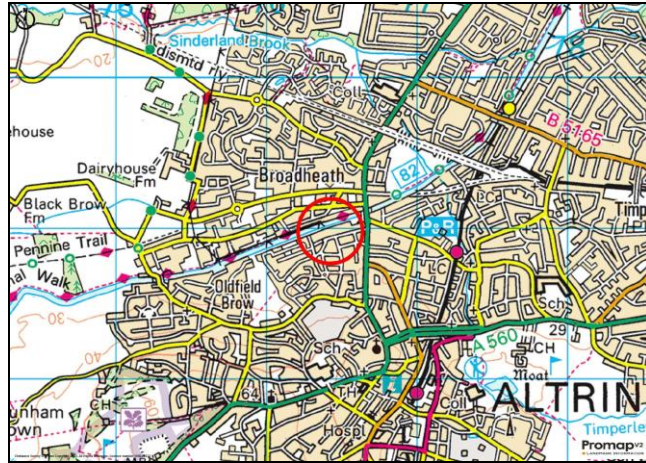
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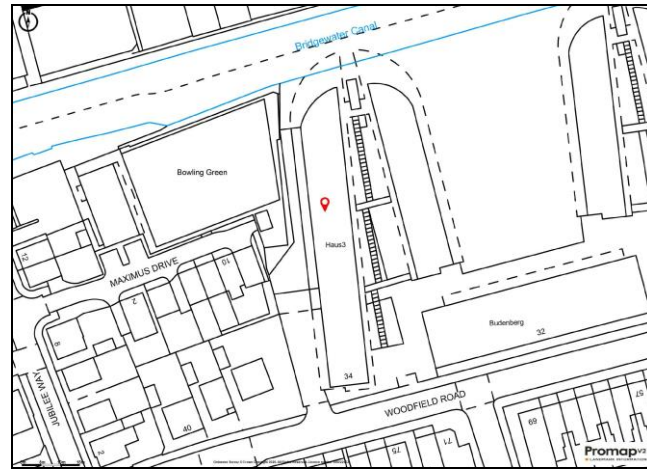


INDEPENDENT ESTATE AGENTS

location

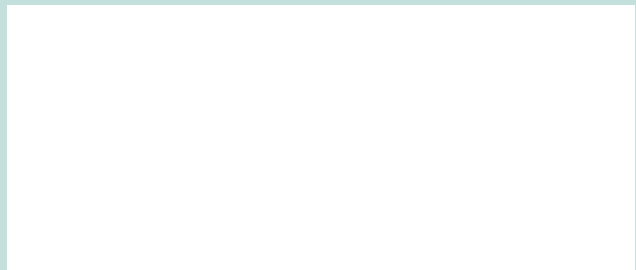


From Watersons Hale office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right on to the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre, past the railway station and through a set of traffic lights into Barrington Road. At the end of Barrington Road turn right on to the main A56 Manchester Road and take the second left turning onto Woodfield Road. The development will be found after a short distance 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

3400 Budenberg Woodfield Road Altrincham, Cheshire, WA14 4RR



A SUPERB 'CURVED' BUDENBERG APARTMENT FEATURING AN IMPRESSIVE 60' BALCONY OVERLOOKING THE GARDENS AND THE BRIDGEWATER CANAL. 774sqft.

Hall. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two Baths/Showers. Bathroom. Undercroft Parking. Communal Gardens. No Chain!

“ A superb Apartment, offered for sale with no chain ”

£225,000

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 Fourth Floor overlooking the Bridgewater Canal and an adjacent bowling green.

The curved nature of the design of the Apartment renders it to enjoy a magnificent 60ft Balcony Terrace that literally wraps around the property that extends to some 60ft in length and is accessed directly from the Living space and both of the Bedrooms. The balcony enjoys aspects over the Canal and bowling green.



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

Internally this particular Apartment enjoys good sized rooms with particularly generous ceiling heights with almost full height windows affording an abundance of natural light. With new flooring throughout, modern wood flooring to the principal areas, upgraded heating system, full height black out blinds and curtains in all rooms, and excellent specification Kitchen and Bathroom fittings this is a superbly stylish property.

This property is offered for sale with no chain and could be moved into with the minimum of fuss!

Comprising:

Communal Entrance with Entry Phone System to the open walkways. Staircase and lift to the Third Floor walkway with a Private Entrance to Apartment 3400.

Open Plan Hall with built in storage cupboards. Loft storage area.

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 has been recently refitted with a range of contemporary design grey laminate fronted units with work surfaces over with an inset sink unit and breakfast bar. Inset halogen hob, integrated stainless steel oven and grill and further built in fridge freezer.

There is housing for a washing machine in a cupboard off the Hall. Above this room is a good sized hidden loft space.

Principal Bedroom one with full height windows and French door giving access to the Balcony and having a built in double height wardrobe.

Bedroom Two is a Second Double Room with full height windows and doors giving access to the Terrace and built in double height, double wardrobe.

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, offered for sale with no chain.



Approx Gross Floor Area = 774 Sq. Feet
= 71.90 Sq. Metres

