



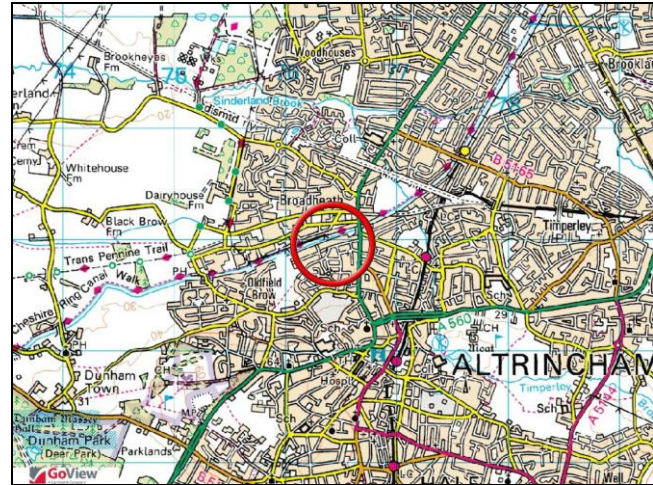
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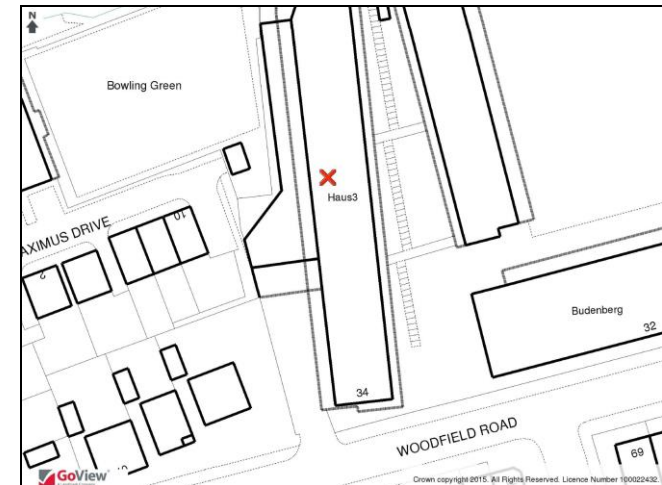


INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

2317 Budenberg Woodfield Road Altrincham, Cheshire, WA14 4RB



A SUPERB SPLIT LEVEL APARTMENT WITHIN THE STRIKING BUDENBERG DEVELOPMENT WITH BALCONY AND UNDERCROFT PARKING. 872sqft.

Upper and Lower Halls. Living Room with Balcony off. Dining Kitchen. Two Bedrooms. Two Baths/Showers. Communal Gardens.

“ Always so popular ”

£180,000

energy efficiency

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

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A		
(92-100)	B			(92-100)	B		
(81-91)	C			(81-91)	C		
(69-80)	D			(69-80)	D		
(55-68)	E			(55-68)	E		
(39-54)	F			(39-54)	F		
(21-38)	G			(21-38)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		70	72	England & Wales		69	70

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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.

in detail



A 'Foster and Partners' designed Third Floor Apartment within the striking Budenberg Haus Projekte Apartment Development by Urban Splash and superbly appointed throughout.

Design features include, 12' high exposed concrete and steel ceilings, full height windows, Bamboo flooring; a custom built Italian design Kitchen with appliances and a superbly appointed contemporary design Bathroom with branded fittings and low voltage halogen lighting.

Externally, all residents enjoy the use of the fabulous Communal Gardens, which provide sitting areas and undulating lawns bordering on to the canal.

Secure Underground Garaging provides parking with two access points and One Reserved Parking Space included.

Conveniently Navigation Road Metrolink Station is with walking distance, as is Altrincham Town Centre and the open space of John Leigh Park.

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the apartments in addition to the elevator tower also rising to every level.

Split level Hall with good sized Upper Hall that provides ideal space for a desk. Fantastic Living Room with vaulted concrete ceiling and virtually full width patio doors onto the Balcony.

Stylish custom made Dining Kitchen with appliances.

Two Bedrooms, one with wardrobe recess and En Suite Shower Room.



Contemporary design Bathroom with white suite, chrome fittings, granite finishes and extensive toiletry and storage cabinets.

Overall a striking apartment within a ground breaking development.



Approx Gross Floor Area = 872 Sq. Feet
(Including Balcony) = 80.83 Sq. Metres

