



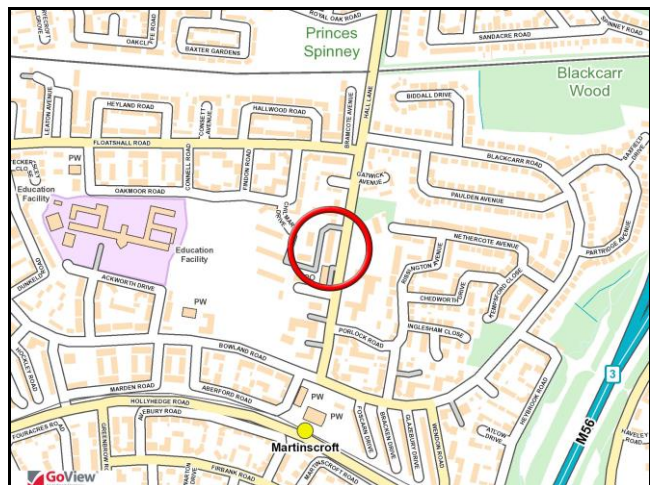
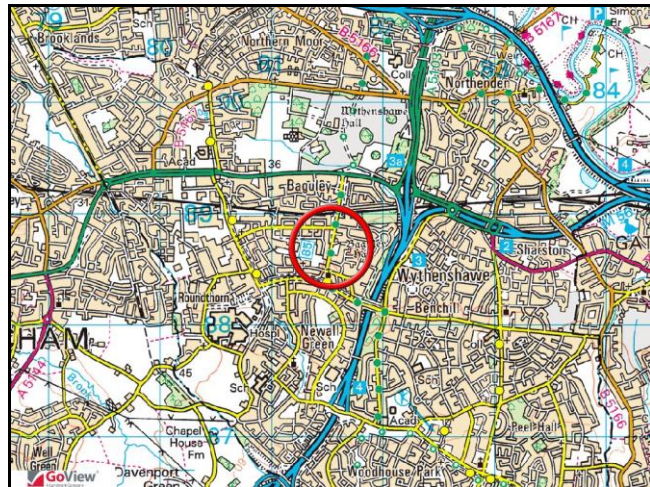
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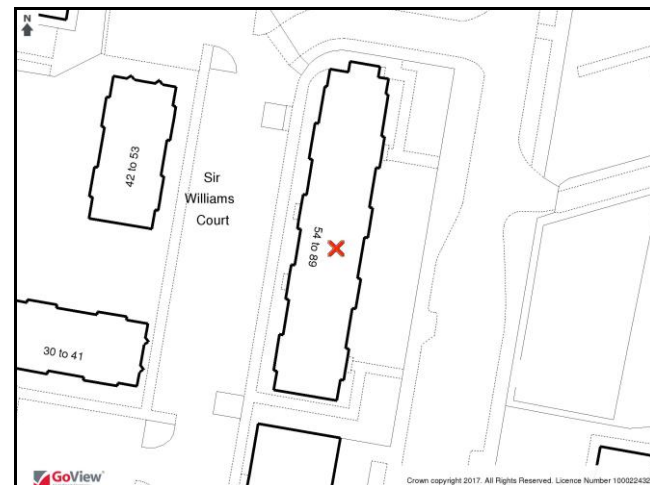


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along until you reach the next set of traffic lights. Turn left onto Marsland Road and continue along until you reach the Brooklands Metrolink Station on your right hand side. At the traffic lights turn right onto Brooklands Road and proceed along to the bottom of the road where you will come to a roundabout. Take the 1st exit onto Altrincham Road and after some time turn right onto Hall Lane. Turn left to stay on Hall Lane and then go through 1 roundabout. Turn right and then right again and the Apartments will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

# 89 Sir William Court Hall Lane Manchester, M23 1DL



**A SUPERB TWO BEDROOMED MODERN APARTMENT LOCATED WITHIN ONE OF THE BEST POSITIONS IN THE DEVELOPMENT BEING THE TOP FLOOR CORNER. RE FITTED KITCHEN AND SHOWER ROOM. EASY ACCESS TO THE NEW METROLINK STOPS.**

Hall. Lounge. Kitchen. Two good-sized Bedrooms. Shower Room. Allocated Parking.

CONTACT SALE 0161 973 6688

“ A wonderful First Time Buy! ”

## 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
Very energy efficient – lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient – higher running costs			
		76	82
England & Wales EU Directive 2002/91/EC			
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.			

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly – higher CO2 emissions			
		75	82
England & Wales EU Directive 2002/91/EC			
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 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.

£119,950



# in detail



A superb, Two Bedroomed Modern Apartment located within one of the best positions in the Development being the Top Floor corner. The location is really convenient being close to Local Shops, access to the Motorway Network and the new Metrolink Stops.



Internally there is neutral re-decoration and re-fitted contemporary Kitchen and Bathroom fittings.

In addition to the accommodation there is Resident Parking.

An internal viewing will reveal:

## The accommodation

Communal Entrance having a staircase providing access to the Third Floor Landing. Apartment 89 is the only Apartment on this Landing.

Entrance Hallway having doors providing access to the Lounge, Kitchen, Tow Bedroom and Bathroom.

15'4" x 11'6" Lounge. A well-proportioned Reception Room having a set of UPVC double glazed French doors opening to a Juliette Balcony. Inset spotlights to the ceiling.

9'6" x 8'5" stylish Kitchen re-fitted with a range of modern, high-gloss-fronted base and eye-level units with chrome handles and worktop over wit inset sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over with stainless steel splash back. Ample space for additional freestanding appliances. UPVC double glazed window to the rear elevation.

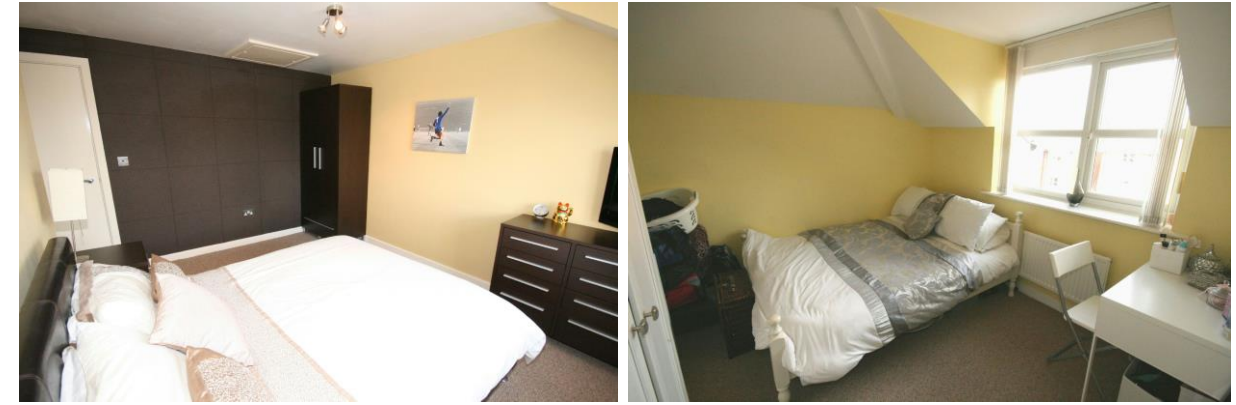
12'8" x 10'2" Bedroom One. A good-sized Double Bedroom having a UPVC double glazed window to the rear elevation.

9'10" x 9'10" Bedroom Two. A good-sized Second Bedroom having a UPVC double glazed window to the side elevation.

The Bathroom has been re-fitted with a contemporary suite comprising of: double-width shower cubicle with thermostatic shower, wall-hung vanity sink unit, low-level WC. Tiled floor. Ceramic tiled walls. Wall-mounted, heated chrome towel rail. Inset spotlights to the ceiling.

## Outside

Outside, the Development is surrounded by well-kept Communal Garden Areas and Allocated Resident Parking.



Approx Gross Floor Area = 621 Sq. Feet  
= 57.57 Sq. Metres

