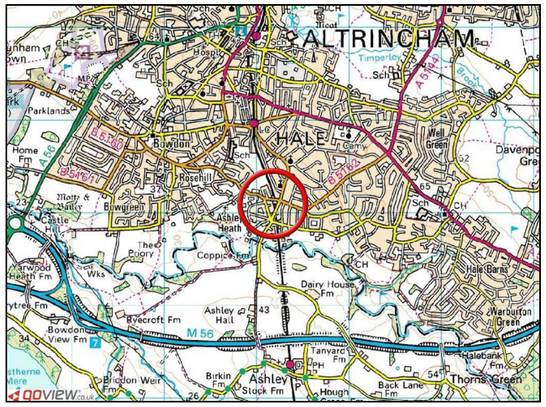
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

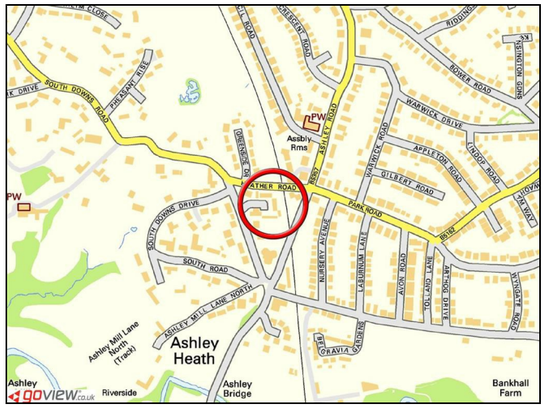
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

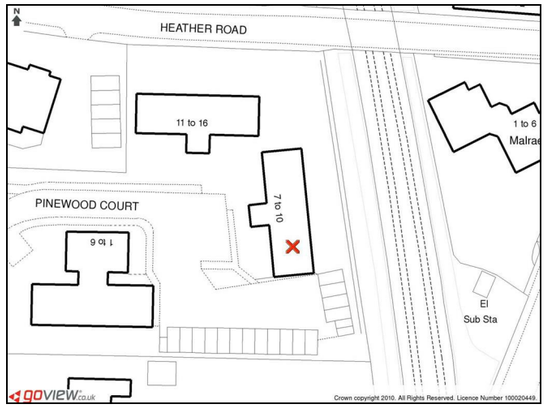
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

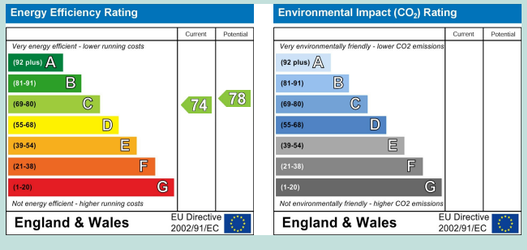






energy efficiency

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

Apt 9 Pinewood Court South Downs Road

Hale, Altrincham, WA14 3HY



A SUPERBLY PROPORTIONED AND CONVENIENTLY LOCATED FIRST FLOOR APARTMENT, LOCATED CLOSE TO HALE VILLAGE WITH GOOD SPECIFICATION KITCHEN AND BATHROOM FITTINGS. 1024SQFT

Hall. Cloaks. 300sqft Living and Dining Room. Kitchen. Two Double Bedroom. Two Bathrooms. Parking. Garage. Communal Gardens.

£400,000

www.watersons.net

in detail











A fantastic, superbly proportioned Apartment, within this popular, purpose-built development, ideally located just off South Downs Road and within walking distance to Hale Village with its range of fashionable shops, restaurants and bars.

The property is bright and airy and well presented throughout and has accommodation extending to approximately 1000 square feet providing:

A spacious 'L' shaped Hall with cloaks and storage space off and wood finish internal doors. Loft access point.

300 square foot open plan Living and Dining Room with a wide bay window providing an abundance of natural light with the Living Area overlooking the front and with a further window in the Dining Area enjoying an attractive outlook.

The Kitchen is fitted with a range of laminate fronted units with Silestone worktops over with integrated stainless steel oven and combination microwave oven, four ring induction hob, extractor fan, fridge freezer, dishwasher, washer/dryer and drinks fridge. The units return to the Breakfast Bar for informal dining.

There are Two excellent-sized Double Bedrooms served by Two Bathrooms.

The Principal Bedroom has extensive, built-in wardrobes . The room has a window overlooking the front of the development.

The spacious En Suite Bathroom is fitted with a white suite and chrome fittings, providing a bath, vanity unit wash hand basin with toiletry cupboard below, WC and a wide enclosed shower area with thermostatic shower. Window to the front.

Bedroom Two is a double bedroom with a window enjoying the attractive aspect to the rear and this is served by the adjacent Family Bathroom.

Family Bathroom with a white suite with chrome fittings, providing a corner shower cubicle, wash hand basin with toiletry cupboard below and WC. Window to the rear.

Externally, the Pinewood Court development is surrounded by attractively laid out Communal Gardens, principally laid to lawn which is used by the residents.









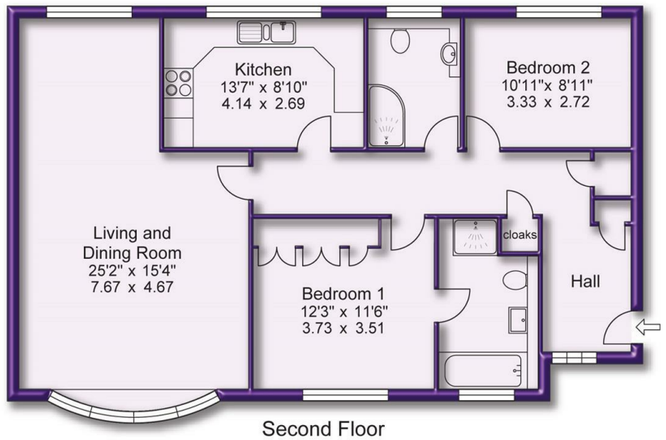


The development is approached via long driveway with parking area serving the development for guest and resident parking and in addition, there is a Single Garage within a block.

A superbly located Apartment in a very popular development in a fantastic location.

- Leasehold - 999 years from 22 September 1975
- Council Tax Band E

Approx Gross Floor Area = 1024 Sq. Feet
= 95.1 Sq. Metres



Second Floor

www.watersons.net