



APARTMENT 4, 9 ST. ANNES GARDENS,
BOWDON, CHESHIRE, WA14 2HB

John N
Hilditch & Co

FIRST FLOOR
95.6 sq.m. (321 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA - 95.6 sq.m. (321 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, the measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any errors, omissions or misstatements. Prospective purchasers should verify all measurements and details on-site. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with halftone images.

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APT 4, 9 ST. ANNES GARDENS BOWDON



Occupying a superb location in a secure gated development within a few hundred yards of Altrincham town centre, this first floor apartment offers well presented accommodation with the undoubted bonus of two balconies with an open outlook aspect.

The development in question was converted by P.J. Livesey Developments in 2012 to an exacting specification, and this apartment has been well maintained and offers spacious accommodation and comprises an entrance hall, well proportioned lounge/dining/open plan kitchen with a good sized balcony adjacent.

A master bedroom with large en-suite is complemented by a second bedroom, a family bathroom and a large balcony. (Both bedrooms have fitted furniture). Externally are two dedicated car parking spaces, beautifully tended communal gardens all located in one of the best spots in Altrincham.

Altrincham town centre with its range of shops and services and the Metro System into Manchester are close at hand and Hale with its fashionable village is also within five minutes drive. The Bollin Valley and Green Belt are close at hand and the urban motorway network and International Airport are within ten minutes drive.

DIRECTIONS

From the centre of Altrincham proceed up The Downs where the development will be found on the corner of Higher Downs and Woodville Road.

FIRST FLOOR

- HALLWAY
- BALCONY
- LOUNGE/DINER/KITCHEN 22'4" x 20'8" (6.80 x 6.30)
- BALCONY
- MASTER BEDROOM 14'9" x 9'6" (4.50 x 2.90)
- EN-SUITE
- BEDROOM TWO 14'5" x 9'10" (4.40 x 3)
- BATHROOM

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council . Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

