



FIRST FLOOR 65.3 sq.m. (703 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.



APARTMENT 8, EDALE, 1B GROBY ROAD

ALTRINCHAM



This well presented and particularly spacious two double bedroom, two bathroom apartment forms part of a highly desirable and convenient development.

With lift access to the first floor, the spacious accommodation comprises hallway, a superb open plan kitchen/living/dining room.

FIRST FLOOR

RECEPTION HALL

LOUNGE/DINER/KITCHEN 28'7" \times 10'6" (8.70 \times 3.21) MASTER BEDROOM 17'1" \times 8'8" (5.20 \times 2.65) EN-SUITE BEDROOM TWO 10'11" \times 9'11" (3.34 \times 3.03) BATHROOM



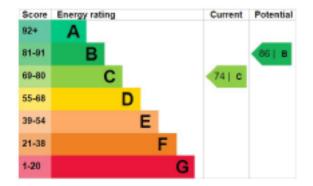
Completing the accommodation are two spacious double bedrooms with the master bedroom benefitting from a fitted three-piece shower room and he second bedroom is also a generous double and a family bathroom including shower over bath.

Externally there is allocated parking accessed via electric gates.

Edale is positioned in the heart of Altrincham's town centre and within easy walking distance of the Metrolink. Hale's fashionable village lies within five to ten minutes drive and the urban motorway network and International Airport are also on the doorstep. The Bollin Valley and Green Belt and National Trust land at Dunham are also close at hand.

DIRECTIONS

From the centre of Altrincham proceed up Regent Road and turn right on to Groby Road and Edale will be found towards the end on the right.



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.

