



APARTMENT 8, EDALE, 1B GROBY ROAD,  
ALTRINCHAM, CHESHIRE, WA14 1RS

John N  
*Hilditch & Co*

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



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA - 65.3 sqm. (703 sq.ft.) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, measurements, dimensions, areas and any other details are approximate and responsibility is taken by the vendor of this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, correct and complete floor plan will be provided and provided as an addendum to this document. The actual, correct and complete floor plan will be provided and provided as an addendum to this document.  
 Made with Herra 10/20

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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.

Completing the accommodation are two spacious double bedrooms with the master bedroom benefitting from a fitted three-piece shower room and the 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.

**FIRST FLOOR**

- RECEPTION HALL
- LOUNGE/DINER/KITCHEN 28'7" x 10'6" (8.70 x 3.21)
- MASTER BEDROOM 17'1" x 8'8" (5.20 x 2.65)
- EN-SUITE
- BEDROOM TWO 10'11" x 9'11" (3.34 x 3.03)
- 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		86   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

