



64.2 score, 66.6 sat. 1 score.



APARTMENT 2, 25 DEVONSHIRE ROAD.

TOTAL FLOOR AREA: 54,216 SQ. FT. 11,216 SQ. FT. 100%.

[illegible]

Not to Scale. For Illustration purposes only.

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





FLAT 2, THE ICE WORKS,  
15 DEVONSHIRE ROAD  
ALTRINCHAM

Occupying a superb location within easy striking distance of Altrincham town centre, Apartment 2 is a ground floor property which offers well proportioned accommodation all spread across one floor.

Briefly the electric centrally heated accommodation comprises a communal entrance hallway with entry phone system, the apartment itself comprises an L shaped entrance hall with a substantial lounge/dining room, completing the accommodation is a kitchen area, two good sized bedrooms one with en-suite facilities and a family bathroom. Externally is dedicated parking and the property also sits in well tended communal areas.

The development itself sits within a mile of Altrincham's busy town centre with its Metro system into Manchester. Hale's fashionable village lies a further five minutes away with its comprehensive range of restaurants and shops.

DIRECTIONS

From the centre of Altrincham proceed along the main A56 in the direction of Broadheath. Shortly before the major traffic lights at Navigation Road turn left into Devonshire Road where the development will be found on the left hand side.

GROUND FLOOR

- RECEPTION HALL
- KITCHEN/DINING/LIVING ROOM 20'5" x 13'11" (6.22 x 4.25)
- MASTER BEDROOM 14'11" x 13'4" (4.54 x 4.06)
- EN-SUITE
- BEDROOM TWO 10'8" x 7'7" (3.24 x 2.32)
- 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		
69-80	C	73   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

