



APARTMENT 2, THE PAVILIONS,
SOUTH DOWNS ROAD, BOWDON,
CHESHIRE, WA14 3DZ

John N
Hilditch & Co

1291 sqm (1380 sq ft) approx.



TOTAL FLOOR AREA: 1291 sqm (1380 sq ft) approx.
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It is intended to provide a general impression of the property and is not intended to be used as a basis for any legal proceedings. The actual layout and dimensions may vary from those shown and are subject to change without notice.
Must call 0161 929 6363

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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APARTMENT 2, THE PAVILIONS, SOUTH DOWNS ROAD BOWDON



Forming part of an extremely popular development in one of Bowdons best locations, this beautifully refurbished apartment offers well proportioned accommodation approaching 1400 sq.ft

Briefly the development, which comprises a mixture of apartments, has the benefit of undercroft parking, whilst the accommodation itself comprises an entrance hall, Wc, and a delightful living/dining room with the benefit of a private balcony/terrace with views to the rear.

There is a well proportioned breakfast kitchen, master bedroom with ensuite plus dressing room and a second double bedroom also with ensuite facilities. There is a utility room adjacent to the kitchen.

South Downs Road is characterised by a mixture of luxury apartments and large detached properties. The urban motorway network is within five minutes drive and Hale and Altrincham are also within striking distance with a comprehensive range of shops and restaurants and access to the Metrolink in Altrincham.

We strongly recommend a viewing of this luxury apartment which is also decorated to a light tasteful contemporary theme.

DIRECTIONS

From the centre of Hale proceed across the level crossing towards the traffic lights, turning left onto Langham Road. Proceed for approximately half a mile turning left onto South Downs Road where the development will be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

ENTRANCE HALL
WC
UTILITY ROOM
BREAKFAST KITCHEN 14'2" x 14'0" (4.32 x 4.27)
LIVING ROOM 25'0" x 21'3" max (7.62 x 6.48) max
BALCONY
MASTER BEDROOM 19'7" x 10'3" (5.97 x 3.12) (including dressing room)
DRESSING ROOM
BATHROOM
BEDROOM TWO 11'2" x 10'3" (3.40 x 3.12)
EN-SUITE



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.

