



APARTMENT 4, THE GREENS
HALE ROAD, HALE BARNES
CHESHIRE, WA15 8TH



Ground Floor
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA: 67.9 sq.m. (731 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The furniture, fixtures and appliances shown have not been fixed and no guarantee as to their operability or efficiency can be given.
Made with Metagen 02021

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(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.



APARTMENT 4, THE GREENS,
HALE ROAD
HALE BARNs



Sitting on the ground floor of this popular development of apartments constructed roughly twenty years ago, this apartment offers well planned accommodation and comprises a communal entrance with a lift to the upper floors whilst the apartment itself comprises an L shaped reception hall with a well proportioned bathroom and airing cupboard.

GROUND FLOOR

- RECEPTION HALL
- LOUNGE/DINER 14'6" x 13'10" (4.42 x 4.22)
- KITCHEN 13'5" x 6'7" (4.10 x 2)
- MASTER BEDROOM 14'1" x 10'2" (4.30 x 3.10)
- EN-SUITE
- BEDROOM TWO 10'2" x 8'2" (3.10 x 2.50)
- BATHROOM

The living accommodation comprises a good size lounge with doors opening onto a private patio and a separate fitted kitchen.



There is a master bedroom with en-suite, and a second bedroom with the bathroom across the hall.

SERVICES:

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

The development itself has ample residents and visitors parking and is approached via an impressive electronically gated entrance, there are also well proportioned southerly facing gardens to the rear.

TENURE:

Leasehold – 999 Years From 2001

The Greens is superbly located within walking distance of Hale Barns and it's shortly to be re-constructed shopping centre. The urban motorway network and International Airport are close at hand. Sporting and recreational facilities abound. Hale's fashionable village lies within five to ten minutes drive, as does Altrincham with its Metro system into Manchester.

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'D'

SERVICE CHARGE: £2,123.90 Per Annum

GROUND RENT: £1 Per Annum

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



DIRECTIONS

The Greens is located on the corner of Winmarith Drive roughly a quarter of a mile from Hale Barns village.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		