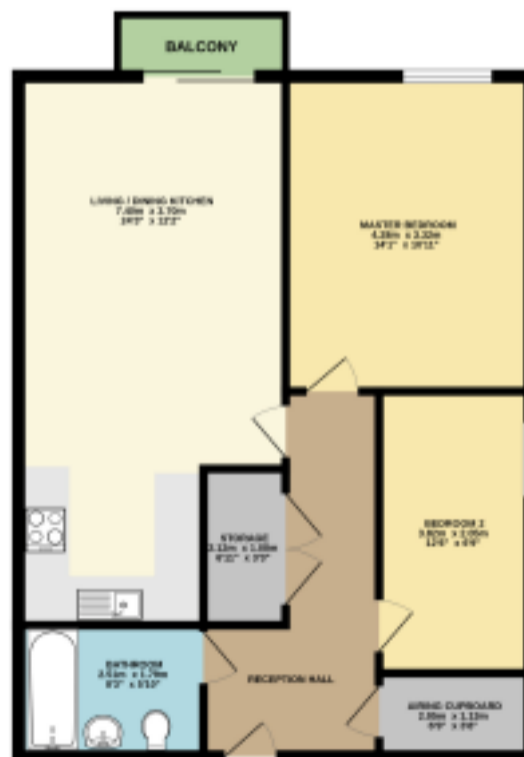




APARTMENT 13, TIVOLI,
12 DENMARK STREET, ALTRINCHAM,
CHESHIRE, WA14 2YE



SECOND FLOOR
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA: 64.1 sq.m. (690 sq.ft.) approx.
Dimensions shown are approximate and do not constitute a contract. The actual dimensions may vary slightly from those shown on this plan. The actual dimensions may vary slightly from those shown on this plan. Must call 0161 929 6363.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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**APARTMENT 13, TIVOLI,
12 DENMARK STREET
ALTRINCHAM**



Occupying a truly central location within easy walking distance of a large number of amenities including the Metro System into Manchester, this apartment offers well planned accommodation all set out at one level.

Briefly the accommodation comprises a good sized L shaped entrance hallway with a generous storage area, the living accommodation has the focal point of a large living area and dining kitchen with the benefit of a balcony. There is a large master bedroom and good sized second bedroom with an airing cupboard and completing the accommodation is a good sized family bathroom.

Hale's fashionable village lies within ten minutes walk and the National Trust Land at Dunham is within five to ten minutes drive.

DIRECTIONS

Tivoli House sits centrally in Altrincham close to the new hospital on Stamford New Road.

SECOND FLOOR

- RECEPTION HALL
- LIVING/DINING KITCHEN 24'3" x 12'2" (7.40 x 3.70)
- BALONY
- MASTER BEDROOM 14'1" x 10'11" (4.28 x 3.32)
- BEDROOM TWO 12'6" x 6'9" (3.82 x 2.05)
- BATHROOM 8'3" x 5'10" (2.51 x 1.79)
- AIRING CUPBOARD 6'9" x 3'8" (2.05 x 1.13)
- STORAGE 6'11" x 3'3" (2.12 x 1)



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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		