



FLAT 11, MORNINGSIDE
 15 HIGHGATE ROAD, ALTRINCHAM,
 CHESHIRE, WA14 4QZ

John N
Hilditch & Co

108.8 sq.m. (1171 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 108.8 sq.m. (1171 sq.ft.) approx.
 We warrant that the floor plan is a true and accurate representation of the property as shown on the plan. We do not warrant that the floor plan is a true and accurate representation of the property as shown on the plan. We do not warrant that the floor plan is a true and accurate representation of the property as shown on the plan. We do not warrant that the floor plan is a true and accurate representation of the property as shown on the plan.

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.



**FLAT 11, MORNINGSIDE
15 HIGHGATE ROAD
ALTRINCHAM**



Occupying a highly convenient location within just a few minutes drive of Altrincham town centre, this apartment forms part of a classic Victorian mansion house conversion which was developed just over twenty years ago.

The accommodation which sits at first floor level comprises a good size L shaped hallway, a well proportioned principal living room complemented by snug/office and there is a good sized kitchen diner.

FIRST FLOOR

- HALLWAY
- KITCHEN/DINER 14'9" x 14'1" (4.50 x 4.30)
- LIVING ROOM 16'9" x 15'9" (5.10 x 4.80)
- SNUG 10'10" x 6'11" (3.30 x 2.10)
- MASTER BEDROOM 15'9" x 13'9" (4.80 x 4.20)
- DRESSING AREA
- EN-SUITE
- BEDROOM TWO 14'9" x 12'10" (4.50 x 3.90)
- SHOWER ROOM



The bedroom accommodation comprises a master bedroom with en-suite and a second double bedroom with a separate shower room.

Externally the apartment sits in mature gardens with an electronically gated entrance and ample surface parking.

The apartment is presented in good condition and offers interestingly laid out accommodation all over one level.

Highgate Road is characterised by a mixture of detached properties and flats all set within easy striking distance of the motorway network and Hale and Altrincham.

TENURE:

Leasehold. Termination Date Of Lease - 973 Years From 2024. Service Charge - £1,926.72 Per Annum. Ground Rent - £75 Per Annum

SERVICES:

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

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



DIRECTIONS

From the centre of Altrincham proceed up the main A56 in the direction of Dunham, turning right onto Highgate Road where the development will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

