



*jordan fishwick*

ALTRINCHAM  
Woodville Road





# Woodville Road, Altrincham, WA14 2AN

£515,000



## The Property

This large apartment offers almost 1,500 sq. ft of accommodation and occupies the whole of the top floor of this handsome Victorian building, which was converted into apartments back in 1986. The property is located in one of Altrincham's most prestigious settings and lies within a short walk of Altrincham town centre with all its shops, restaurants, transport links. The apartment is also closely located to both Grammar schools and within the catchment of other top Altrincham schools.

The well planned accommodation is arranged around a welcoming entrance hall with attractive parquet flooring. The great sized living room is (13'5 x 17'1) and has a feature fireplace and bay window with window seat, that enjoys views over the gardens below.

The kitchen is fitted with an extensive range of modern base and eye level units with integrated appliances and there is ample space for a dining table and chairs. There is an additional family/sitting room (that could be used as a fourth bedroom) that sits adjacent to the kitchen and has double doors opening onto a delightful south facing balcony.

There are three excellent sized bedrooms, including an impressive principal bedroom with ensuite shower room. The remaining bedrooms are served by the well appointed bathroom.

The apartment also has its own basement chamber that provides invaluable storage space. There are also pleasant communal gardens to the rear of the building and a parking area where the apartment has two allocated parking spaces

## Directions

WA14 2AN



- Walking Distance to Altrincham Town Centre
- Private Balcony
- Allocated Car Parking
- Top Floor Apartment
- Council Tax Band - E
- Close to Local Amenities and Transport Links
- Share of Freehold
- Service Charge £200pcm
- EPC Rating: E

Postcode - WA14 2AN

EPC Rating - E

Floor Area - 1486.00 sq ft

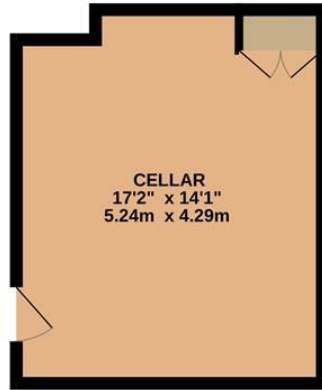
Local Authority - Trafford

Council Tax - E

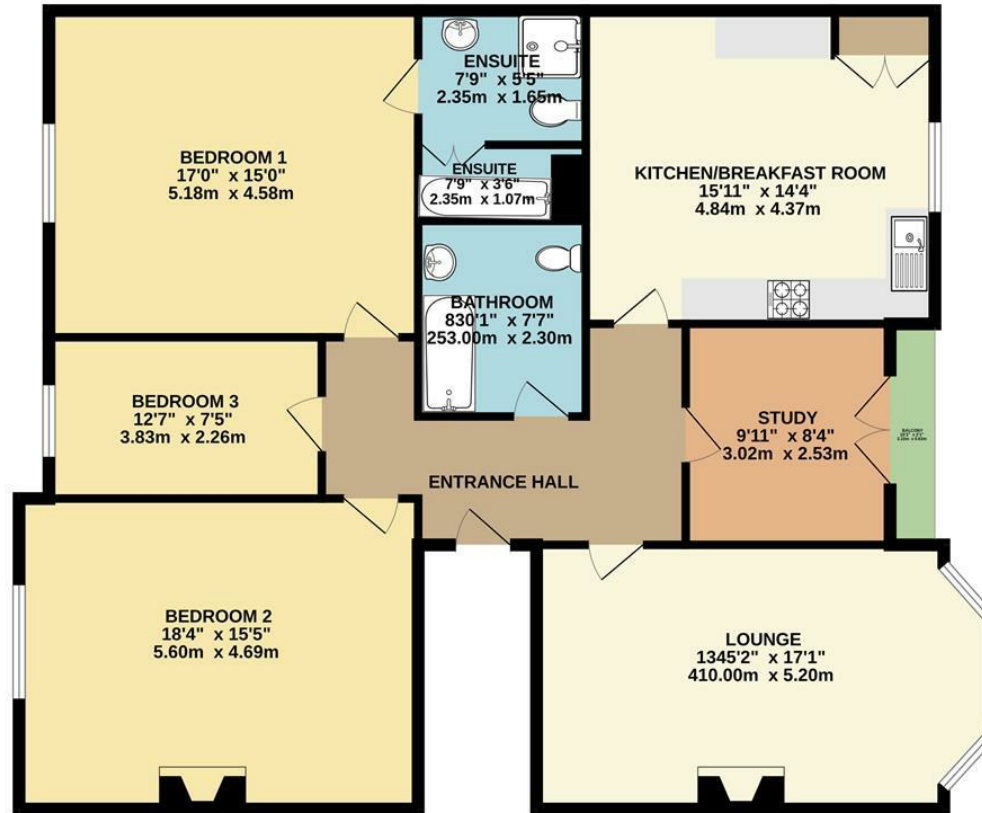




BASEMENT  
258 sq.ft. (24.0 sq.m.) approx.



SECOND FLOOR  
1485 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.0 sq.m.) approx.

Whilst 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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