



**DAVID CURRIE & Co.**  
Real Estate and Asset Consultants

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## For Sale



**Flat 2 Church Court  
Cecil Road  
Hale  
WA15 9NT**

- **Ground Floor Flat with Garage**
  - 2 Bedrooms
- **Large Communal Garden Area**
  - Fantastic Location

**0161 706 0672**

**[www.davidcurrie.co.uk](http://www.davidcurrie.co.uk)**



### Location

Situated in a highly sought-after area, the apartment is just a short walk from Hale village which offers a number of amenities. Furthermore, the apartment is also located 0.3 miles from Hale station and 0.9 miles from Altrincham station.



### Description

Within a development of 10 apartments this ground floor property offers well-proportioned accommodation and consists of the following:

#### Key Room Measurements

	Size (m)	Area (m <sup>2</sup> )	Area (sq ft)
Living Room	5.26 x 3.89	20.46	220.23
Kitchen	2.90 x 2.34	6.79	73.09
Bathroom	2.11 x 2.01	4.24	45.64
Bedroom 1	3.48 x 3.45	12.00	129.17
Bedroom 2	2.79 x 2.49	6.95	74.84
<b>Total</b>		<b>50.44</b>	<b>542.97</b>

The property also offers a well-presented communal garden to the rear as well as a garage which is also located to the rear of the property.

### Tenure

We understand that the property is held by way of a 999-year lease from 14<sup>th</sup> May 1982 at a rent of £30 per annum. Should this not be the case then we reserve the right to review our opinion of value.

### EPC

EPC has been commissioned and will be available shortly.



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**Price**

Offers invited.

**Further Details & Viewings**

Should you require any further information please do not hesitate to contact the following details. Also, internal pictures are available upon request.

**Liam Currie**

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