



*jordan fishwick*

ALTRINCHAM  
34 Woodfield Road



**34 Woodfield Road,  
Altrincham, WA14 4RP**

**Asking Price £222,500**



## The Property

Located within the highly sought after Budenburg development this immaculately presented third floor, triplex apartment is within walking distance of local metro links to both Manchester City Centre and Altrincham, bus stops and motorway links.

In brief, the accommodation comprises of hallway leading to a kitchen diner with integrated appliances. With further steps to a large, bright lounge with sliding patio doors that open onto a private balcony providing views over the canal and communal grounds. Upstairs, there are two well-appointed bedrooms, with the main bedroom benefiting from an ensuite wet room and there is a stylish family bathroom.

Externally, the property includes secure underground allocated parking for one car. There are also manicured communal grounds which can be enjoyed by residents which also back on the Bridgewater Canal.

Viewings are strongly advised to appreciate this immaculately presented apartment.

## Directions

**WA14 4RP**



- Two Bed Two Bath Apartment
- Immaculately Presented
- Private Balcony
- Underground Parking
- Triplex Apartment
- Bridgewater Canal Views
- Close To Local Transport Links
- Second Floor Apartment
- Leasehold - 976 Years Remaining £329 p.a. ground rent
- Service Charge £2,596 p.a.

Postcode - WA14 4RP

EPC Rating - B

Floor Area - 751.00 sq ft

Local Authority - Trafford

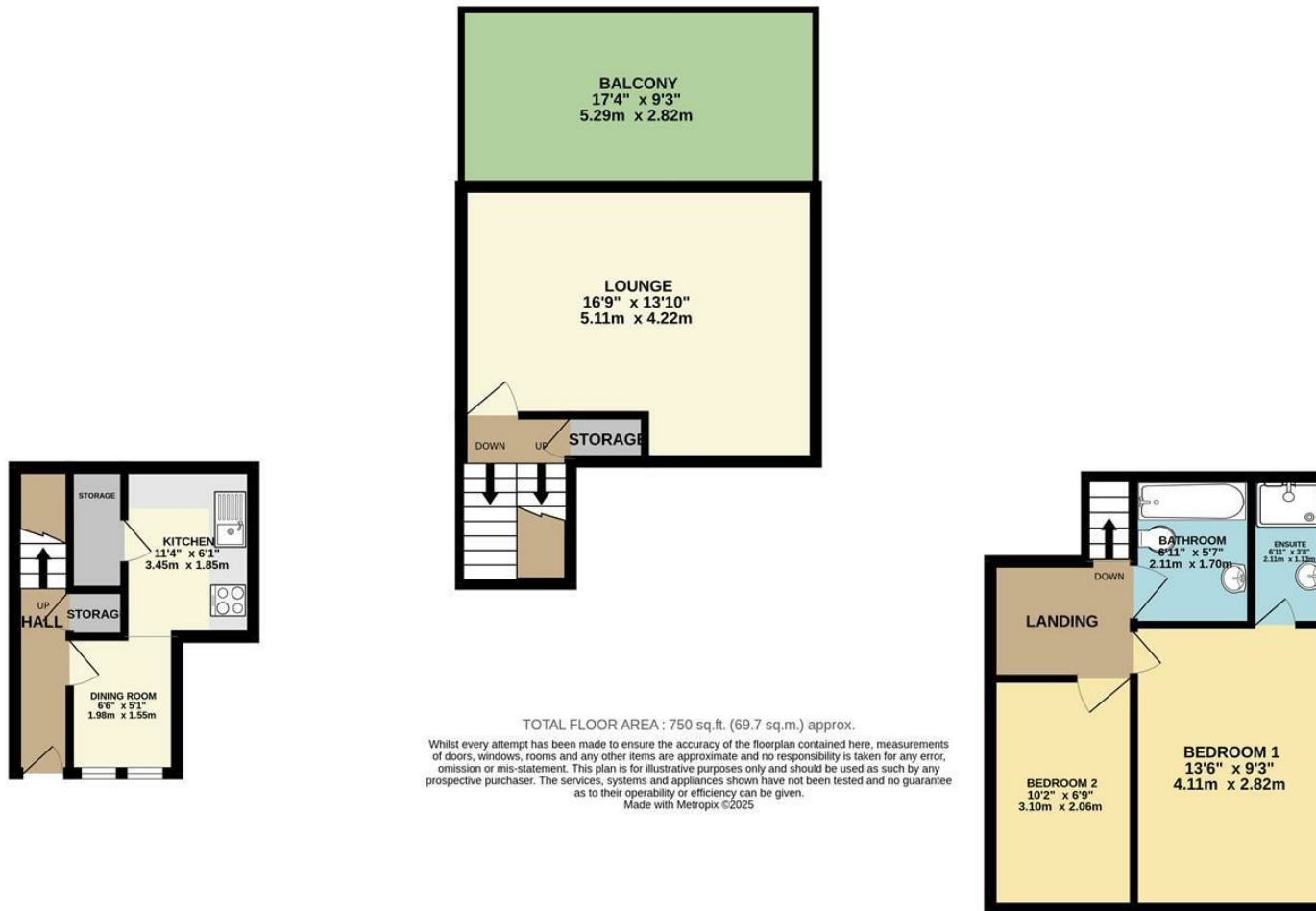
Council Tax - D



GROUND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.

1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.

2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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