



*jordan* fishwick

ALTRINCHAM  
34 Woodfield Road

# 34 Woodfield Road, Altrincham, WA14 4RP

Asking Price £217,000



## 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**

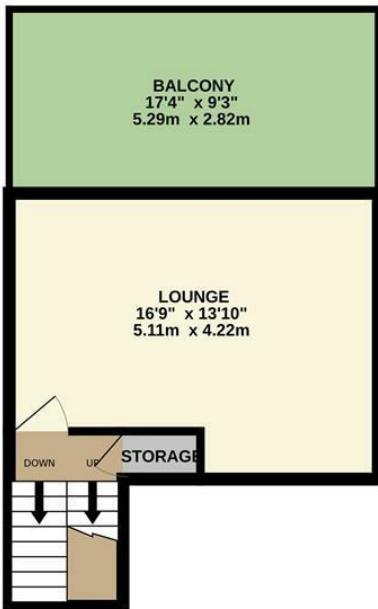
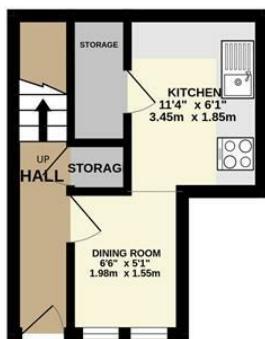
**Council Tax - D**



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.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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