



Groby Road, Altrincham, WA14  
Offers In Excess Of £300,000





# Property Features

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- Two Double Bedroom Second Floor Apartment
- Lift Access
- Designated Parking Space
- Double Glazed Throughout
- En-Suite Bathroom
- Modern Secure Development
- Located in the Heart of Altrincham
- In Catchment for Trafford Schools
- Buy to Let Opportunity
- Chain Free Sale

## Full Description

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This well-presented two bedroom apartment is located on the second floor of a modern development in the heart of Altrincham. The property includes lift access and a designated parking space.

The apartment features an open-plan lounge and dining area with views of the nearby church. The modern kitchen is integrated into the living space, creating a practical and sociable layout. The master bedroom has an en-suite bathroom, while there is also a second double bedroom and a separate main bathroom.

Conveniently situated close to local amenities, shops, and restaurants, the apartment offers excellent access to public transport, including tram and train links.





## LOUNGE/DINER

**22' 7" x 18' 10" (6.9m x 5.76m)**

This spacious lounge/diner is filled with natural light, thanks to elegant wood-framed, double-glazed bay windows fitted with sleek roller blinds. These features not only enhance the room's character but also provide lovely views of the nearby church. The room boasts high-quality luxury vinyl tile flooring, a wall-mounted electric heater, and two modern pendant lights. Additionally, it is equipped with television and internet points, making it perfect for relaxing, entertaining, or working from home. Bright, inviting, and well-appointed, this lounge/diner seamlessly blends comfort with contemporary living in a beautifully light-filled environment.



## KITCHEN

**13' 11" x 13' 1" (4.26m x 4.00m)**

The kitchen is accessed directly from the lounge/diner, contributing to the open-plan feel of the space. It features two wood-framed, double-glazed windows to the front aspect, both fitted with roller blinds.

The kitchen is equipped with matching base and eye-level units, a recessed stainless steel sink and a half, an integrated electric hob with extractor above, integrated oven, fridge freezer, and washing machine. The room is finished with tiled flooring and recessed spotlighting for a clean, modern look.





## MASTER BEDROOM

**18' 5" x 11' 6" (5.63m x 3.52m)**

The master bedroom is accessed directly from the entrance hall and offers a generously proportioned, bright living space. Two wood-framed, double-glazed windows to the front aspect-both fitted with roller blinds-allow for plenty of natural light throughout the day.



The room is finished with carpeted flooring, a central pendant light fitting, and a wall-mounted electric heater for added comfort. It also benefits from convenient access to the en-suite bathroom, adding a practical touch to this well-appointed space.



## ENSUITE

**6' 6" x 5' 1" (2.00m x 1.56m)**

The modern en-suite bathroom is accessed directly from the master bedroom and offers a sleek, contemporary finish throughout. It features a low-level WC, a wall-mounted hand wash basin, and a tile-panelled bathtub complete with a chrome mixer tap and shower extension. The space is fully tiled, with tiled flooring and floor-to-ceiling wall tiles. Additionally, it is illuminated with recessed spotlights and includes an extractor fan for ventilation.



## BEDROOM TWO

**15' 1" x 8' 5" (4.61m x 2.57m)**

The spacious second bedroom includes a wood-framed, double-glazed window to the side aspect with a fitted roller blind. It is finished with carpeted flooring, a pendant light fitting, and a wall-mounted electric heater.





BATHROOM

7' 6" x 5' 2" (2.29m x 1.59m)

The modern bathroom is accessed from the entrance hall and is fitted with a low-level WC, a wall-mounted hand wash basin, and a walk-in shower cubicle with a glazed screen and chrome thermostatic shower. The room is finished with matching floor and wall tiles, recessed spotlighting, an extractor fan, and a chrome heated towel rail.

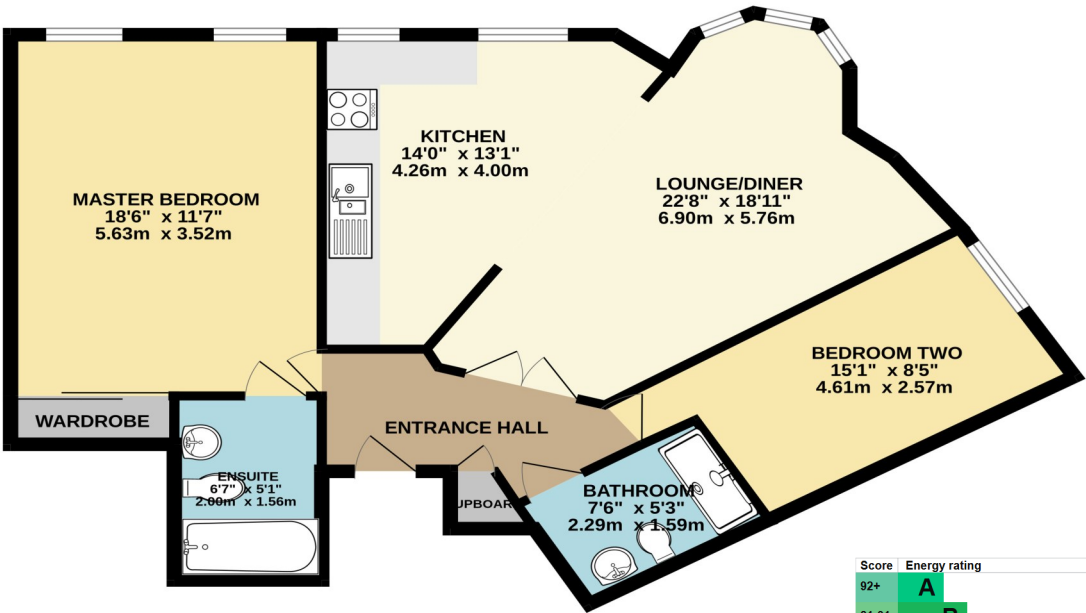


EXTERNAL

The front of the property is bordered by mature trees and shrubs, creating a pleasant and private approach. Access is available via secure coded entrances from either Groby Road or High Street.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1012sq.ft. (94.0 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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# COMMON QUESTIONS

**1. When was this property built?** The owner advised that the apartment was constructed in 2007.

**2. When did the current owners purchase this house?** The current owners purchased this apartment in October 2017.

**3. Is this property sold freehold or leasehold?** The owners have advised that this apartment is sold as a leasehold. The service charge is £1,800 per annum, paid quarterly. The ground rent is £258.52 per annum, running from June to June, with a 10-year review period; the next review is scheduled for June 2026. Your legal advisor will be able to confirm this information.

**4. What is the internet speed like in this location?** In this location, full fibre is available.

**5. Which are the current owners' favourite aspects of this property?** The current owners have advised that they enjoy the location of the apartment, with its proximity to local amenities and transport links, and that the apartment has a spacious, light, and airy feel.

**6. How much is the council tax at this property?** The property is in Trafford Council and is band E, which is currently £ 2,592.13 per annum.

**7. Will there be a chain connected to this sale?** The apartment will be sold as chain-free.