



Groby Road, Altrincham, WA14

Offers in the Region of £115,000



Property Features

- One Bedroom First Floor Apartment
- Located in a Sought-after Retirement Development
- Lift Access
- Fully Modernised Throughout
- Double Glazed Throughout
- Off Road Parking
- Communal Gardens
- Communal Lounge and Laundry Room
- Located in the Heart of Altrincham

Full Description

This stylish and fully modernised first-floor apartment is situated within a highly regarded retirement development, ideally located in the heart of Altrincham. The property offers comfortable, secure living with a range of on-site facilities, including a welcoming residents' lounge, a convenient laundry room, lift access to all floors, private residents' parking, and attractive communal gardens.

Additional features include a dedicated warden service and emergency pull cords in every room for added peace of mind.

Perfectly positioned, the apartment is just a five-minute stroll from Altrincham's excellent range of shops, cafes, and amenities, and only a short walk to the Metrolink station for easy travel connections.



LOUNGE/DINER

10' 2" x 17' 8" (3.11m x 5.40m)

The lounge-diner is a good-sized reception room, benefiting from uPVC double-glazed windows to the front aspect, carpeted flooring, two wall-mounted light fittings, an electric storage heater, an electric fire with a decorative mantel and marble hearth, and television and telephone points.



KITCHEN

6' 11" x 5' 0" (2.11m x 1.53m)

The kitchen is accessed through an opening from the lounge-diner. It has been fully modernised and features a stylish range of matching base and eye-level storage units, complemented by vinyl tile-effect flooring and fully tiled walls. Additional features include a ceiling-mounted strip light, an integrated under-counter fridge with freezer compartment, an integrated microwave, an integrated induction hob with extractor above, and a recessed stainless-steel sink with a chrome mixer tap. Discreet integrated bin storage is also incorporated within the cabinetry.



BEDROOM

8' 3" x 13' 7" (2.54m x 4.16m)

The spacious bedroom offers a uPVC double-glazed window to the front aspect, carpeted flooring, two wall-mounted light fittings, recessed mirror-fronted wardrobes, and a wall-mounted electric storage heater.



BATHROOM

5' 1" x 6' 4" (1.55m x 1.94m)

The fully refurbished bathroom features a modern low-level WC, a wall-mounted hand wash basin with storage beneath, and an illuminated mirror with built-in Bluetooth speaker above. A large glazed shower cubicle houses an electric thermostatic shower, complemented by floor-to-ceiling tiled walls and vinyl flooring. Additional features include a wall-mounted light, a chrome electric heated towel rail, an extractor fan, and an emergency pull cord for added peace of mind.

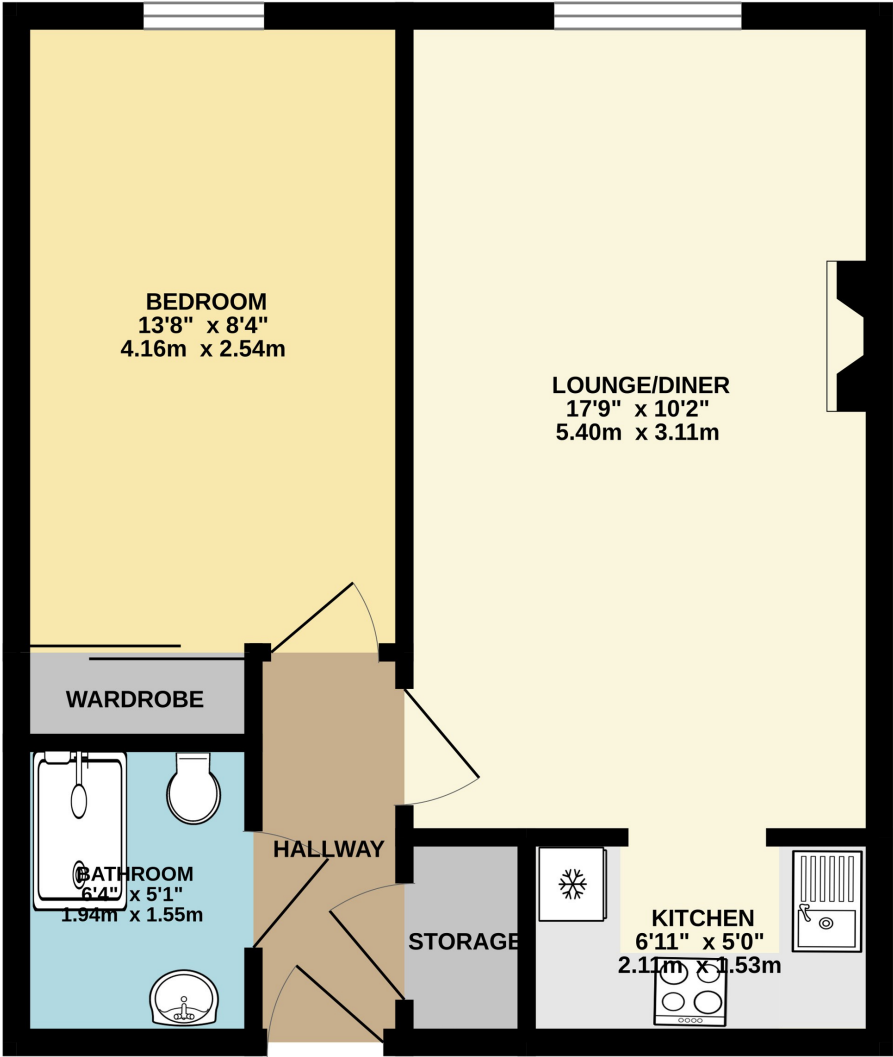


EXTERNAL

The property offers well-maintained communal gardens to the front and rear which are stocked with mature shrubs and trees. A drive leads to the rear of the property, where one will find a paved car park for residents.



GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 405 sq.ft. (37.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. Is this property leasehold or freehold? The property is sold leasehold. The owner has advised that the ground rent is £490.64 and the service charge is £2145.28, paid biannually. The owner has advised that the lease has 87 years remaining. We cannot verify the accuracy of this information, and we advise that your solicitor should verify this information for you.

2. When was this property constructed? The current owners have advised that the property was built in the 1980s.

3. Who can live in this development? The residents of this development must be 60 years of age or older.

4. Who manages this development? The property is run by FirstPort

5. Does the property have a Sky dish? Yes, there is a Sky dish on the property and a cable in the apartment, should you wish to utilise this.

6. Have the current owners carried out any work on the apartment? Yes, the owners have fully modernised the property, including fitting all new electric storage heaters, replacing all sockets and light switches, and installing modern chrome fittings, including USB connections. Newly fitted bathroom and kitchen, all new light fittings, and fully decorated throughout. All work carried out in the last two years.

7. What facilities are in the retirement development? The development offers a communal lounge, laundry room, communal gardens, resident parking and also offers guest suites, where guests can stay from £25 per night for one adult or £30 per night for two adults.

8. What safety features are included? All rooms are equipped with emergency pull cords and 24-hour access to the warden.

9. Which aspects of this property has the owner most enjoyed? The current owners have enjoyed the apartment's location, the community feel the development offers, and the apartment's comfort and warmth.