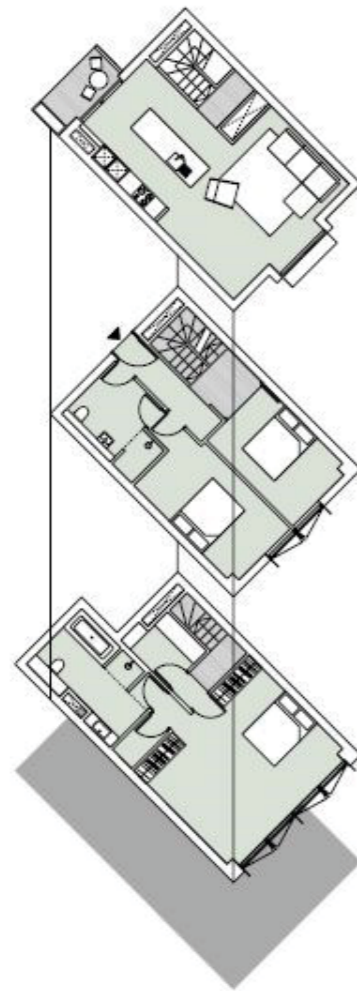


APT 33 ALDERBANK
 2 St. Johns Road, Altrincham
£649,500



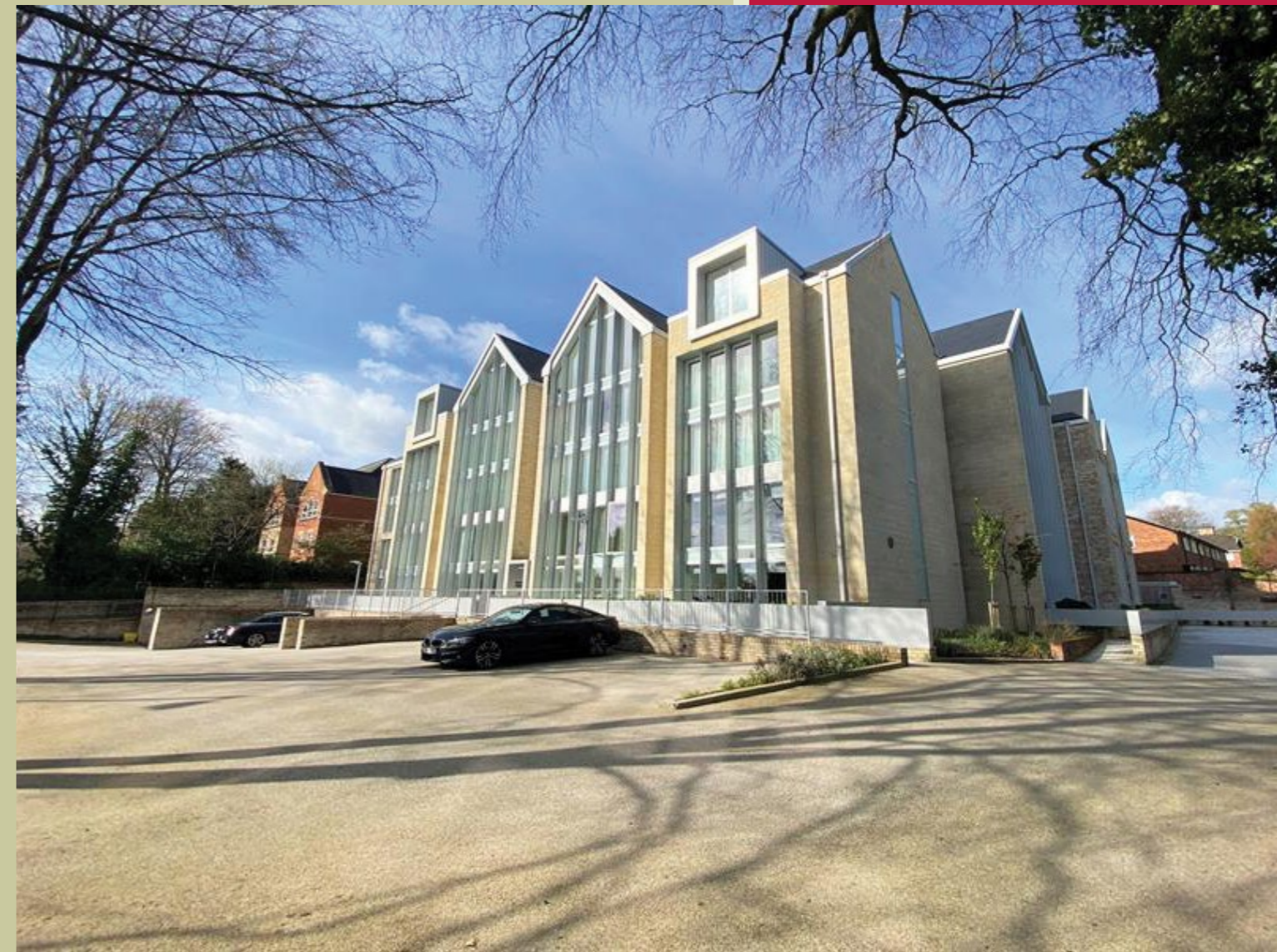
Apt 33, 2 Alderbank
 three bedroom triplex

1. Master Bedroom 1: 5.3 x 4.9m. 17'4" x 16'9"
2. Store: 1.4 x 0.9m. 4'6" x 3'ft
3. Ensuite: 3.9 x 2.2m 12'8" x 7'2"
4. Store: 1.7 x 0.9m 5'6" x 3'ft
5. Bedroom 1: 4.9 x 2.6m 16'1" x 8'6"
6. Bedroom 2: 4.3 x 2.6m 14'1" x 8'6"
7. Ensuite: 3.2 x 2.1m 10'6" x 6'10"
8. Entrance: 3.8 x 1.1m 12'5" x 3'6"
9. Kitchen: 3.4 x 4.1m 11'2" x 13'5"
10. Living: 5.3 x 3.4m 17'4" x 11'2"

Upper Floor
 4th Floor

Entrance Level
 3rd Floor

Lower Ground
 2nd Floor



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Altrincham
 26, The Downs, ALTRINCHAM WA14 2PU
 0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



Ready for immediate occupation and situated in the distinctive Alderbank development which occupies a landmark position in the town centre within walking distance of all the varied facilities available both in Altrincham and within Hale Village this superb triplex property offers Open Plan Living Accommodation, Three Bedroom, Two Bathrooms, Private Terrace.

GASCOIGNE HALMAN

- Ready for Immediate Occupation
- Three Bedrooms, Two Bathrooms
- Luxury Triplex Apartment
- Within A Superb Brand New Landmark Building

- Secure Gated Entrance
- High Quality Fittings Throughout
- Two Parking Spaces Provided
- Private Terrace

£649,500

APT 33 ALDERBANK

2 St. Johns Road, Altrincham



DESCRIPTION

Ready for immediate occupation this particular triplex apartment over the second, third and fourth floors. The spacious accommodation boasts a wealth of quality fixtures and fittings and in brief comprises three bedrooms, two bath/shower rooms, a large open plan lounge/dining kitchen which gives access to the private terrace. There is gas fired central heating with underfloor heating to the living areas, plus a secure gated entrance and two allocated parking spaces.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment

of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.
DIRECTIONS
WA14 2YH.

TENURE

Understood to be Leasehold. Ground rent £300 pa. Term of 250 yrs.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Borough Council.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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