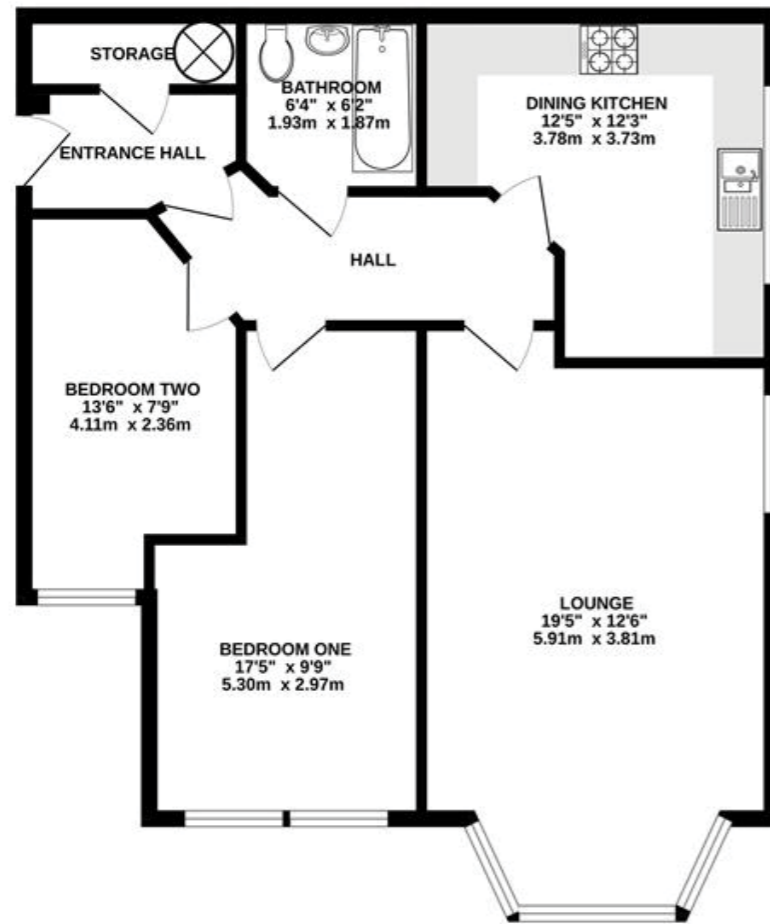


APT 35 WELLINGTON COURT
 37 Wellington Road, Altrincham
£259,950

GROUND FLOOR
 745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023



NOTICE
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THE AREAS LEADING ESTATE AGENCY

NO ONWARD CHAIN!
 This wonderful TWO bedroom, CONTEMPORARY apartment is located on the GROUND FLOOR of this pleasant development within easy reach of Navigation Road METROLINK. Allocated PARKING, further guest parking and well tended communal GARDENS surround the development. Available with NO CHAIN.

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

gascoignealman.co.uk



GASCOIGNE HALMAN

- CONTEMPORARY APARTMENT
- TWO BEDROOMS
- NO CHAIN

- ALLOCATED PARKING AND FURTHER VISITOR PARKING
- DESIRABLE LOCATION CLOSE TO WELLINGTON SCHOOL
- CONVENIENT REACH OF ALTRINCHAM CENTRE

£259,950

APT 35 WELLINGTON COURT

37 Wellington Road, Altrincham



This wonderful property offers versatile living space and is situated on the ground floor. The location provides ideal walking distance to the highly sought after WELLINGTON ROAD SCHOOL and comprises in brief: communal entrance hallway, private entrance hallway, bay fronted living/dining room, contemporary re-fitted high gloss breakfast kitchen, two bedrooms and a white three piece family bathroom suite. The development is set well back behind immaculate tended communal grounds and the allocated parking space sits next to the living room window, adding to convenience. Call now to arrange your viewing and avoid disappointment.

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
Sat Nav: WA15 7RD

TENURE

Leasehold. Approx 106 years remain
Service Charge- £1,500 per annum
Ground Rent - £250

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford Council - Tax band D

VIEWING

Viewing strictly by appointment through the Agents.

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



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