



**GASCOIGNE
HALMAN**

APT 3/1 ALDERBANK, ST. JOHNS ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

NO ONWARD CHAIN! This beautiful and contemporary TWO BEDROOM, TWO BATHROOM lateral GROUND FLOOR apartment forms part of the extremely desirable Alderbank development. The property is within convenient reach of HALE VILLAGE AND ALTRINCHAM CENTRE and faces the rear of the development into a pleasant courtyard. There is also a well proportioned OUTSIDE TERRACE with private access via the apartment.

In brief the property comprises: Communal entrance hallway with security intercom point and lift access to all floors, private entrance hallway leading to the open plan living/dining and kitchen area. The modern fitted kitchen has quartz work surfaces, integrated Siemens dishwasher and four ring electric hob, together with a fridge/freezer. Doors provide direct access out to the well proportioned terrace which offers ideal outside space. An internal hallway leads to the master bedroom, beautiful en suite shower room and further access out to the sun terrace, second bedroom and a further contemporary bathroom. Externally there are well maintained communal gardens behind the secure gated access and the apartment also comes with allocated parking spaces.

DIRECTIONS

SAT NAV: WA14 2YH

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.

TENURE

Leasehold - 246 years remain.
Vendor informs us the service charge is £2,736 per annum. (Please confirm with your solicitor)
Ground Rent - £300 per annum.

TAX BAND

Trafford Council Tax Band E.

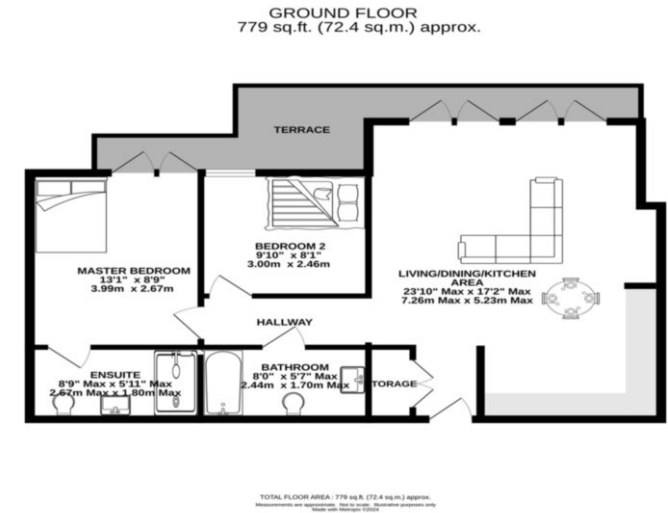
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