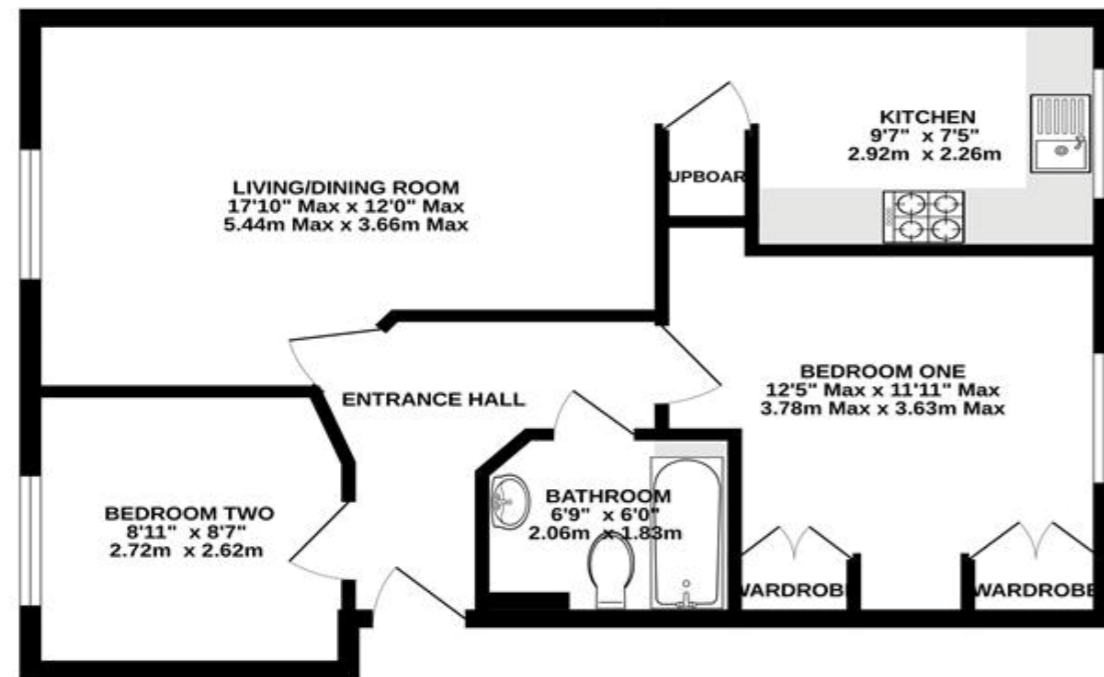


APT 6, 195 KENTMERE ROAD

Timperley

£186,000

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropy ©2024



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



This wonderful TOP FLOOR TWO DOUBLE BEDROOM apartment offers well presented accommodation throughout and must be viewed in order to fully appreciate. The property is situated within CONVENIENT REACH OF RECREATIONAL PARKS, TIMPERLEY VILLAGE AND USEFUL COMMUTER LINKS. There is also ALLOCATED PARKING TO THE REAR.

GASCOIGNE HALMAN

- TOP FLOOR MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- TIMPERLEY VILLAGE AND RECREATIONAL PARK WITHIN EASY REACH

- ALLOCATED PARKING
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- WYTHENSHAW HOSPITAL AND USEFUL RETAIL PARK WITHIN CONVENIENT REACH

£186,000

APT 6, 195 KENTMERE ROAD

Timperley



DESCRIPTION

A security intercom point provides access to the communal entrance hallway and stairs then provide access to all floors. Internally the beautifully presented apartment comprises in brief: private entrance hallway, open plan living room and dining room area, fitted kitchen, master bedroom with two fitted wardrobes, second well proportioned bedroom and a bathroom with white three piece suite. The development is set behind well tended communal grounds and to the rear there is an allocated parking space. Call us 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

For SatNav purposes: WA15 7NT

TENURE

Leasehold - 105 Years Remain

Ground Rent - £125 Per Annum

Service Charge- £718.44 Six Monthly

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

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



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