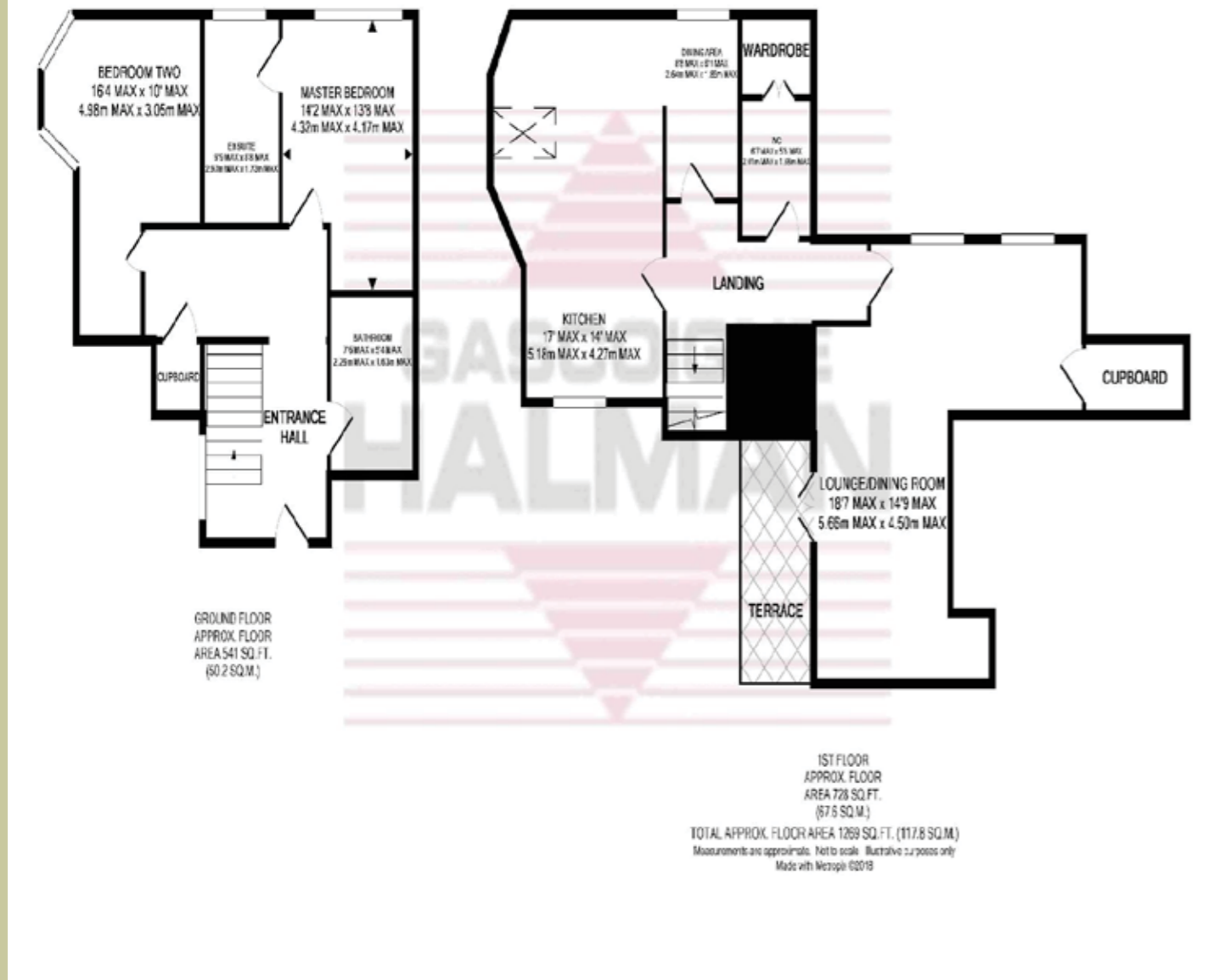


**APT 7 THE BEECHES**  
 St Anne's Garden's, Altrincham  
**£550,000**



**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@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

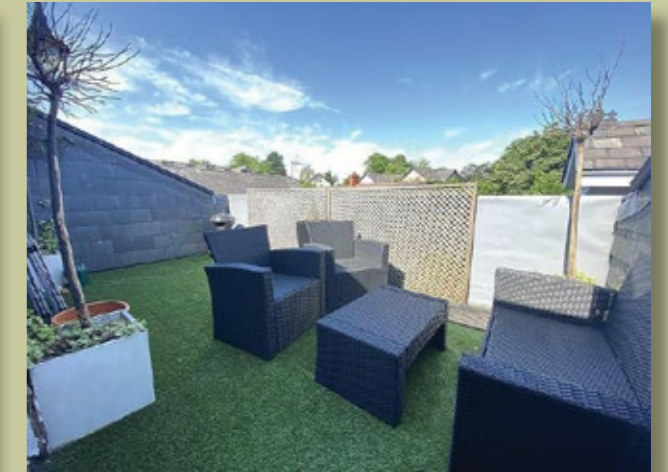
A fantastic opportunity to purchase a stunning first floor duplex apartment located within a gated development just a short walk from Altrincham Town Centre. With two bedrooms and two bathrooms plus WC. Large living room, roof terrace and 2 allocated parking spaces. Available with no onward chain.

- Duplex apartment
- Two bathrooms plus WC
- Over 1,200 sq. ft. of accommodation
- A short walk from Altrincham Town Centre

- Two bedrooms
- Two allocated parking spaces
- Gated development
- Available with no onward chain

**£550,000**

**APT 7 THE BEECHES**  
St Anne's Garden's, Altrincham



A beautifully appointed first floor duplex apartment set within the acclaimed gated development of St Anne's Gardens. This spacious apartment offers over 1,200 sq. ft. of accommodation including a large living area and a beautiful roof terrace. To the ground floor of the apartment, there are two bedrooms, the larger benefitting from fitted wardrobes and ensuite shower room. There is also a family bathroom fitted with three piece suite. To the first floor is a modern fitted breakfast kitchen with ample storage, plus separate dining area and a spacious WC. The living room completes the first floor accommodation with further storage space and a roof terrace with stunning views. Externally, there are 2 allocated parking spaces set behind electric gates.

Located right in the heart of The Downs Conservation area the property is within a moments walk of Altrincham Town Centre, its facilities and the Metrolink which takes you into the heart of Manchester City Centre.

**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: WA14 2HB

**TENURE**

We are advised that the property is Leasehold. Original Lease Length Of 250 Years From 1st January 2011 (238 Years Remain). Ground Rent £323.52 per annum. Service Charge £326.39 per calendar month.

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

Trafford Council. Believed to be band E however please check and make your own confirmations before proceeding.

**VIEWING**

Strictly by appointment through the agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**