



**GASCOIGNE  
HALMAN**

APARTMENT 8/BEECH HOUSE, 2A ACRESFIELD  
ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

A well presented, TOP FLOOR apartment with TWO bedrooms, 22ft open plan living kitchen and TWO ALLOCATED parking spaces. Situated in a highly sought after location close to Timperley Metrolink, renowned local schools and various useful amenities. Available with NO ONWARD CHAIN.

A beautifully maintained spacious two bedroom apartment situated in a convenient location just walking distance of Timperley Metrolink. In brief the internal accommodation comprises: Communal entrance door with secure intercom system, stairs and lift to all floors. Entrance hall with ample storage space, lounge and modern fitted kitchen, two double bedrooms and a large bathroom fitted with a three piece suite. There are two allocated parking spaces within the development. The property is ideal for a buy to let investor or a first time buyer and viewings are very highly recommended. Available with NO ONWARD CHAIN.

#### 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

WA15 6JB

#### TENURE

Service charge is £1,934.76 per annum

Ground rent is £350 per annum

979 years remaining

#### COUNCIL TAX

Trafford Council Tax Band D

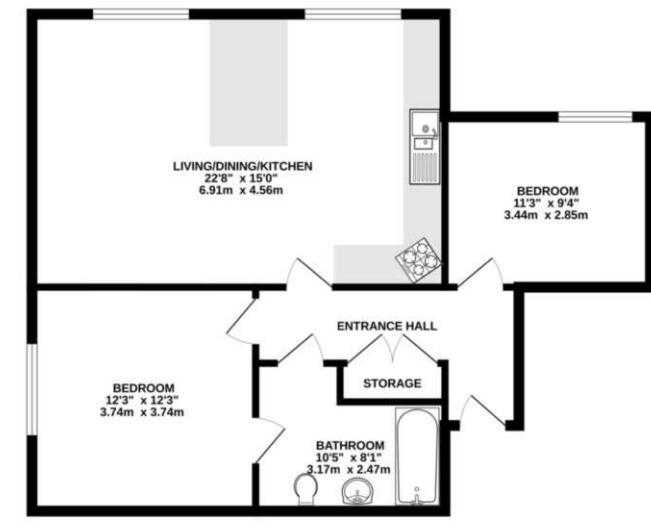
#### ALTRINCHAM OFFICE

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SECOND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



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