



**GASCOIGNE  
HALMAN**

APARTMENT 12/ASHLEY HOUSE, ASHLEY ROAD,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## APARTMENT 12/ASHLEY HOUSE, ASHLEY ROAD, ALTRINCHAM

This beautifully presented and CONTEMPORARY SECOND FLOOR APARTMENT is situated within the HEART OF ALTRINCHAM CENTRE. Ashley House is a recently constructed development and the modern accommodation will appeal to a wide variety of purchasers which could include first time buyers AND buy to let investors (WITH A POTENTIAL GROSS YIELD OF OVER 6%). Local shops, bars, restaurants and the BUS/METROLINK TERMINAL are all within easy reach.





The development has secure intercom entry and a lift or stairs provide access to all floors. Internally the modern living accommodation comprises in brief: Entrance hallway with utility cupboard, beautifully presented open plan living room/dining/kitchen area, double bedroom and a contemporary fitted white bathroom suite. The kitchen area is fitted with a range of eye and base level units and fitted appliances including and integral dishwasher. Externally the apartment also benefits from an allocated parking space with a payment of £60pcm. Internal viewings are essential in order to 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. Hale village, within walking distance, 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.

#### **DIRECTIONS**

SAT NAV: WA14 2YL

#### **TENURE**

Leasehold - 245 Years Remaining  
Service Charge - £380 per quarter - Includes ground rent, Water and building insurance.

#### **LOCAL AUTHORITY**

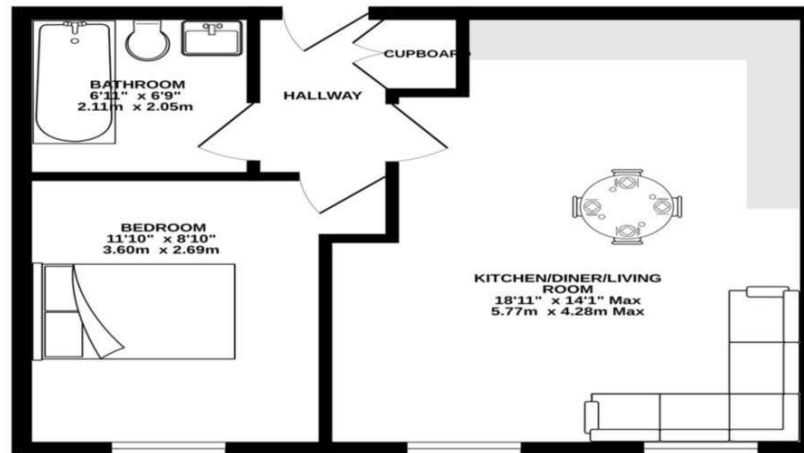
Trafford - Tax Band B

#### **ENERGY EFFICIENCY**

Band C

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GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.2 sq.m.) approx.  
Measurements are approximate. Not to scale. For information only.  
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