



**GASCOIGNE
HALMAN**

18 REGENT COURT, GROBY ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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A spacious one bedroom RETIREMENT apartment located on the SECOND FLOOR of this lovely development close to the centre of ALTRINCHAM. The residents benefit from a private gate providing DIRECT ACCESS to Altrincham market. Surrounded by lovely mature communal gardens and a pleasant RESIDENTS lounge. NO CHAIN.





This retirement apartment for the over 60's offers spacious accommodation throughout. The internal accommodation comprises, in brief: communal entrance leading to a residents lounge and conservatory. The apartment is located on the second floor and there is lift access to all floors. A warm and welcoming entrance hallway leads to a large lounge diner with ample space for dining furniture, double glazed window with Southerly aspect. The kitchen is fitted with a range of base and eye level units. There is a double bedroom as well as a modern bathroom with a corner shower unit. Externally the development sits in well maintained lawned gardens and there is residents parking. The residents also benefit from their own secure, private gate which provides direct access to Altrincham Market and the centre of Altrincham. Offered for sale 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

WA14 1PQ

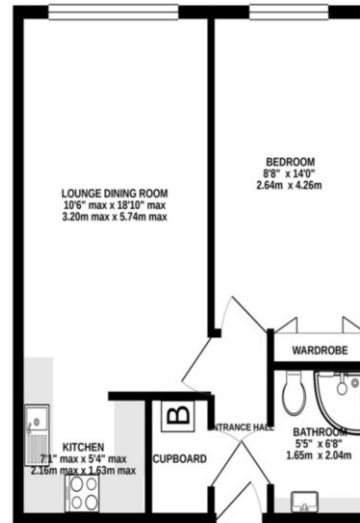
TENURE

Leasehold
Original lease length of 125 years from 1987 (88 years remain).
Ground rent payable of £490.64 per annum.
Service charge payable of £3,606.66 per annum.

TAX BAND

Trafford Tax Band C

SECOND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA - 423 sq.ft. (39.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the finished contract plan, measurements of areas, volumes, levels and any other space are approximate and are responsibility to satisfy the client's needs or site conditions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual dimensions and specifications shown here are those stated in the contract plan. Plans will change 11/2020

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