



**GASCOIGNE
HALMAN**

APARTMENT 5, ROMANA SQUARE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 5, ROMANA SQUARE, ALTRINCHAM

This IMMACULATELY PRESENTED first floor apartment forms part of this extremely popular modern development and sits within a short stroll of TIMPERLEY METROLINK and LOCAL SHOPS. The current vendor has lovingly improved the beautiful living accommodation to include a stunning, contemporary RE-FITTED kitchen and TWO RE-FITTED MODERN BATHROOMS. Romana Square is a fantastic gated development off Park Road in Timperley with attractive communal gardens surrounding and conveniently located for transport links and all local amenities. The apartment complex comes with the benefit of a concierge and leisure suite and has ample resident and visitor parking.





The unique architecture offers a wonderful living space within this wonderful home and the beautiful modernisation that has been undertaken surpasses many other apartments on the market today. In brief the accommodation comprises: Communal entrance hall with secure intercom access and stairs to all floors, well presented open plan living room/dining room with fitted cloaks and utility cupboard, re-fitted modern kitchen with integrated appliances, master bedroom with beautiful en-suite shower room and balcony, second double bedroom and a further re-modelled bathroom.

The apartment faces toward the rear of the development, away from the road and enjoys a pleasant aspect over communal gardens, parking and mature tree-lines borders.

Internal viewings are essential in order to fully appreciate.

DIRECTIONS

SAT NAV: WA14 5QB

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.

TENURE

Leasehold (975 years remain)

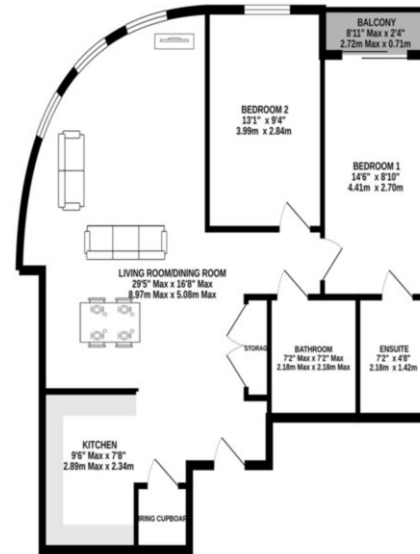
Ground rent payable of £267.32 per annum.

Service charge payable of £750 per 6 months.

LOCAL AUTHORITY

Trafford MBC Tax Band D

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.
Measurements are approximate. See in situ. Builders papers only.
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