



**GASCOIGNE
HALMAN**

FLAT 17/STAMFORD GRANGE, DUNHAM ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



FLAT 17/STAMFORD GRANGE, DUNHAM ROAD, ALTRINCHAM

A spacious TWO bedroom RETIREMENT apartment situated on the FIRST FLOOR of this ever popular development in the CENTRE of Altrincham. Large living room and kitchen with SOUTH-WESTERLY facing BALCONY and TWO bathrooms. ALLOCATED underground parking. Viewings come highly recommended.





This spacious first floor retirement apartment offers over 700 sq. ft. of accommodation throughout and is located in the centre of Altrincham Town. The property comprises, in brief; a welcoming entrance hall leading to a large lounge with a south-westerly facing balcony, which overlooks the attractive communal gardens, perfect for relaxing outdoors. The lounge leads to a spacious kitchen fitted with a range of base and eye level units. There are two double bedrooms, the master benefiting from en suite, and a family bathroom to complete the accommodation. There is allocated parking in the development. This property is available with no onward chain. Viewings come highly recommended.

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 4AN

TENURE

Original lease length of 125 years from 1st January 1992 (93 years remain).

Ground rent payable of £239.07 per annum.

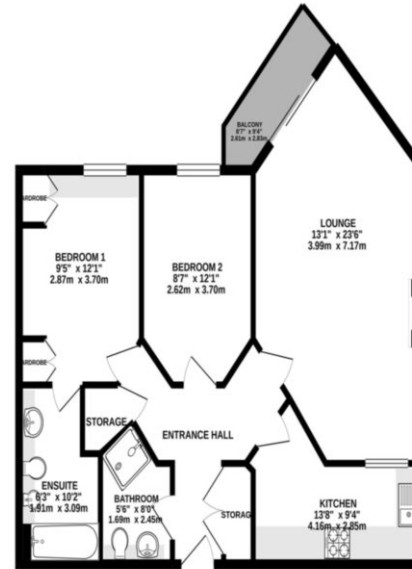
Service charge payable of £231.85 per month. Service charge covers building insurance, maintenance/repair/decoration of the building, cleaning/lighting/heating of communal areas, maintenance of the grounds, water rates.

There is a 24 hour careline available with a manager on-site 2 days a week.

LOCAL AUTHORITY

Trafford MBC Tax Band E

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
Measurements are given to the internal face of the walls and are approximate and are intended to provide a guide only. They do not constitute a contract. The plan is for illustrative purposes only and should be used as a guide to the proposed layout. The actual layout may vary from the proposed layout. All dimensions are given to the nearest millimetre.

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.

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