



**GASCOIGNE
HALMAN**

APARTMENT 34/2 ALDERBANK, ST. JOHNS ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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Situated in the distinctive Alderbank development which occupies a landmark position in the town centre within walking distance of all the varied facilities available both in Altrincham and within Hale Village this superb triplex property offers Open Plan Living Accommodation, Three Bedrooms, Two Bathrooms, Private Terrace.





This beautifully presented triplex apartment offers accommodation over the second, third and fourth floors.

The spacious accommodation boasts a wealth of quality fixtures and fittings and in brief comprises three bedrooms, two bath/shower rooms, a large open plan lounge/dining kitchen which gives access to the private terrace.

There is gas fired central heating with underfloor heating to the living areas, plus a secure gated entrance and two allocated parking spaces.

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 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 2YH

TENURE

Leasehold

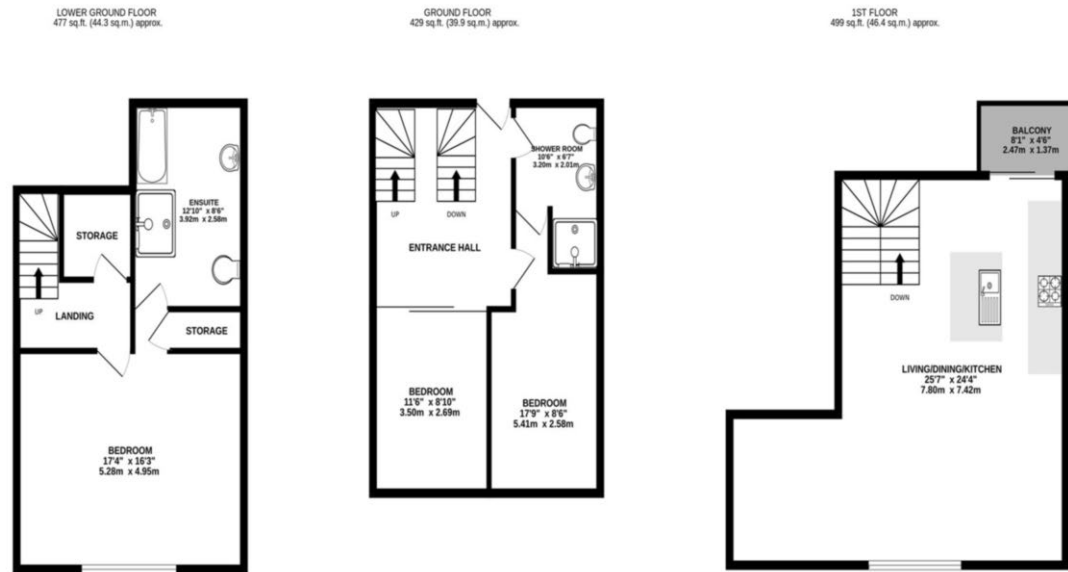
Original lease length of 250 years from 2020 (246 years remain)

Ground rent payable of £300 per annum

Service charge payable of £1,998.60 per annum

LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band F



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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