



**GASCOIGNE
HALMAN**

APARTMENT 4, KENTMERE ROAD, TIMPERLEY,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 4, KENTMERE ROAD, TIMPERLEY, ALTRINCHAM

This first floor apartment offers well presented accommodation throughout and is situated in a highly sought after location, close to Timperley Village and useful commuter links. With two bedrooms, a spacious living/dining room and allocated parking, viewings come highly recommended.





The property comprises in brief: private entrance hallway, open plan living and dining area with bay feature, kitchen fitted with a range of base and eye level units, master bedroom with two fitted wardrobes, well proportioned second bedroom and a bathroom with three piece suite. The development is set behind well tended communal grounds and to the rear there is an allocated parking space. Situated in a highly sought after location, this property is ideal for a wide range of buyers.

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

WA15 7NT

TENURE

Leasehold

Original lease length of 125 years from 2004 (105 years remain)

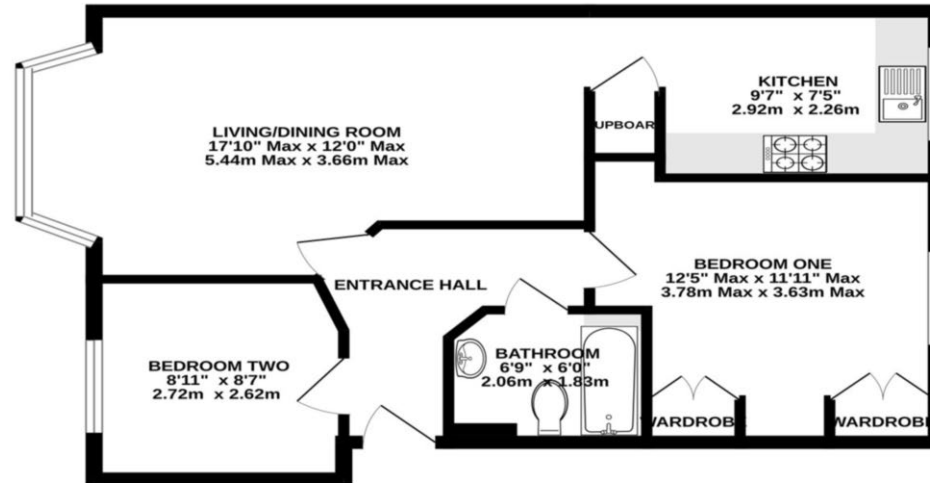
Ground rent payable of £125 per annum

Service charge payable of £1,436.88 per annum

LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band C

FIRST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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