



**GASCOIGNE
HALMAN**

APARTMENT 6, QUARRYMANS VIEW, TIMPERLEY,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 6, QUARRYMANS VIEW, TIMPERLEY, ALTRINCHAM

A beautifully presented two bedroom and two bathroom first floor apartment situated in a most prestigious gated development in Timperley Village. With a lift to all floors, this apartment is bright and spacious and would allow a buyer to move straight in without any work necessary. Attractive communal gardens surround the development whilst both allocated and visitor parking is available.





Set within a gated community, Quarrymans View is a mix of both houses and apartments, in the heart of Timperley Village and benefits from beautiful communal gardens and parking areas. This apartment is on the first floor and is accessed via stairs or a lift to all floors. In brief, the accommodation comprises: entrance hallway with two useful storage cupboards, an open plan lounge/diner with double doors to a Juliette balcony overlooking the communal rear gardens and a modern fully fitted kitchen with integrated appliances. Two good size double bedrooms with the master having an en-suite shower room and finally an attractive main bathroom. The property comes with allocated parking and would be an ideal purchase for a buyer wanting a beautifully presented apartment in a quiet yet very convenient location.

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 7SB

TENURE

Leasehold

Original lease length of 999 years from July 2006 (981 years remain)

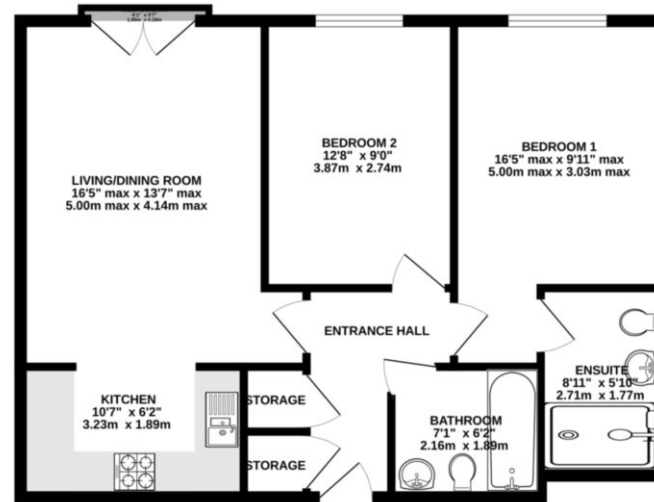
Ground rent payable of £290.50 per annum

Service charge payable of £2,772.70 per annum

LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band D

FIRST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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