



**GASCOIGNE
HALMAN**

APARTMENT 3307, WOODFIELD ROAD, ALTRINCHAM

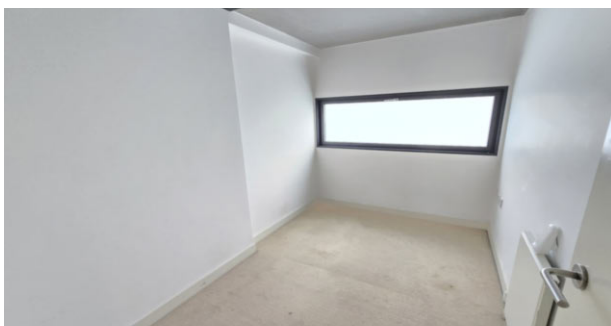
THE AREAS LEADING ESTATE AGENT



APARTMENT 3307, WOODFIELD ROAD, ALTRINCHAM

Spacious triplex style Altrincham Apartment with Two Bedrooms, Two Bathrooms and a good sized Balcony - Perfect for Modern Living





We are delighted to present this spacious two-bedroom apartment, located in the highly sought-after area of Woodfield Road, Altrincham. Boasting accommodation over three floors, this property offers a unique living experience.

The apartment comprises of two attractive bedrooms, a modern bathroom, and a spacious reception room, providing ample living space for families and professionals alike. The master bedroom benefits from an en-suite, ensuring privacy and comfort.

The living area is bright and airy, with access to a balcony, perfect for enjoying the sunshine and entertaining guests. The dining kitchen is well-appointed and features modern appliances, making it ideal for cooking and dining.

This property is situated in a prime location, close to renowned local schools, making it the perfect choice for families. The surrounding area is known for its tranquil and peaceful atmosphere, providing a relaxing retreat from the hustle and bustle of city life.

Overall, this property is a fantastic opportunity for anyone looking for a modern apartment in a highly desirable 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

WA14 4RP

TENURE

Leasehold
999 years from 01/01/2003
Ground Rent payable of £150.00 per annum
Service Charge to follow

LOCAL AUTHORITY

Trafford MBC Tax Band D

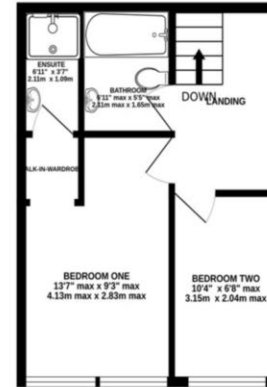
GROUND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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