



**GASCOIGNE
HALMAN**

APARTMENT 20/ASHLEY HOUSE, ASHLEY ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 20/ASHLEY HOUSE, ASHLEY ROAD, ALTRINCHAM

Stylish one-bedroom apartment in the heart of Altrincham with modern fixtures, integrated appliances, and no onward chain. Situated in a highly sought after location in the heart of Altrincham town centre.





We are delighted to offer this one bedroom apartment located on the third floor of Ashley House, Altrincham. This modern apartment boasts an open plan living kitchen area with integrated appliances, making it perfect for entertaining guests. The contemporary bathroom is finished to a high standard, adding a touch of luxury to this already impressive property. The apartment is not overlooked and benefits from a brilliant location a short distance from Altrincham and Hale.

The apartment is served by a lift to all floors, ensuring easy access for all. With no onward chain, this property is an ideal purchase for first-time buyers or investors alike. (WITH A POTENTIAL GROSS YIELD OF OVER 6%)

There is secure barrier parking available for £60 a month.

Situated in the heart of Altrincham, this apartment offers easy access to a range of local amenities including shops, gyms, restaurants, and good transport links. The ever popular Hale village is also within walking distance.

Overall, this apartment is a fantastic opportunity to acquire a well presented property in a highly sought-after location. Don't miss out on this opportunity and book your viewing today!

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 restaurants. 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.

DIRECTIONS

WA14 2YL

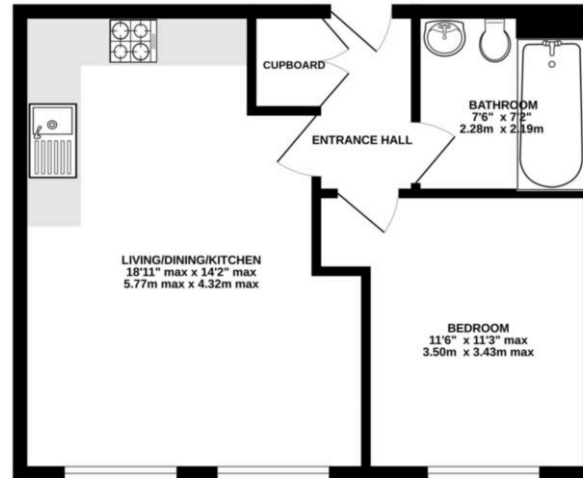
TENURE

We are advised by the vendor that the property is Leasehold. Original lease length of 250 years from December 2019 (245 years remain) Maintenance/Service Charge of £380 per quarter (Vendor has advised us that this covers ground rent, buildings insurance and water)

LOCAL AUTHORITY

Trafford MBC Tax Band B

THIRD FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA - 442 sq.ft. (41.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with NetScout 11/2018

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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