



**GASCOIGNE
HALMAN**

APARTMENT 4, 46 BASKERVILLE ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 4, 46 BASKERVILLE ROAD, ALTRINCHAM

This beautiful and immaculately presented apartment forms part of this highly desirable development constructed only 2 years ago by reputed builder Morris Homes. The enviable location offers convenient reach to central Altrincham, with its various fashionable shops, restaurants and useful bus/metrolink transport terminal. Internally the wonderful accommodation boasts two double bedrooms, two bathrooms and a pleasant aspect looking over the resident's play area and canal beyond. Internal viewings are essential in order to fully appreciate this fabulous home!





This stunning contemporary first floor apartment is now available for sale in the desirable location of Baskerville Road, Altrincham. This beautifully presented flat boasts accommodation that has been thoughtfully designed and is still within its infancy at just over two years old!

The fabulous accommodation comprises in brief: Communal entrance with security video intercom point, private entrance hall with fitted storage cupboard, good size open plan living room/dining and kitchen area, master double bedroom with en-suite shower room, second double bedroom and a three piece family bathroom. The modern high gloss kitchen benefits from a range of integrated appliances and the bathrooms benefit from high specification suites.

Externally the property features an allocated under cover parking space, resident's bike store, and secure video intercom entry, ensuring both convenience and security.

The enviable location of this property offers easy access to pleasant canal towpaths and is within convenient reach of central Altrincham. Residents can also enjoy a playground and pleasant communal areas.

Don't miss out on the chance to own this stunning property in a highly sought-after location. Contact us today to arrange a viewing.

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

SAT NAV: WA14 4YJ

TENURE

Leasehold.

Original lease length of 999 years from 1st January 2016. (991 years remain)

Peppercorn Ground Rent.

We are advised by the vendor that the current Service Charge is approx. £1,055.70 per annum.

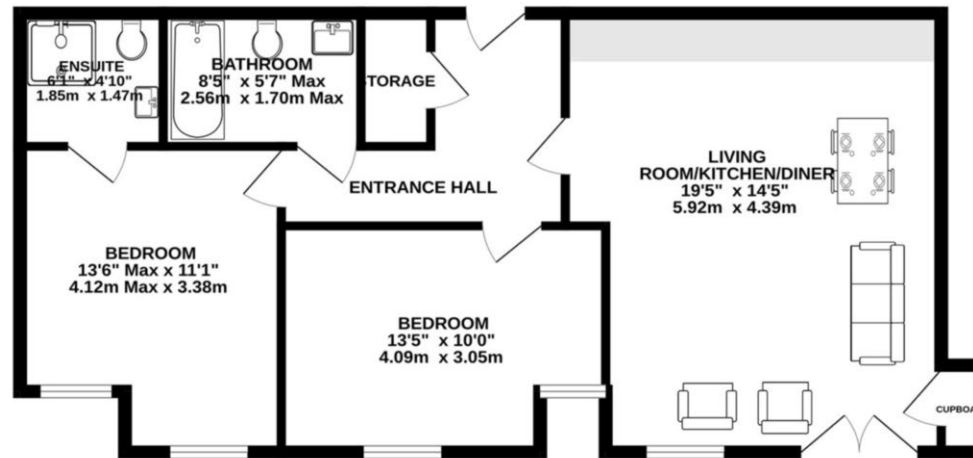
LOCAL AUTHORITY

Trafford - Tax Band D

ENERGY EFFICIENCY RATING

Band B

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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