



**GASCOIGNE
HALMAN**

5 REGENT COURT, GROBY ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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Retire in style at Regent Court - Newly refurbished ground floor apartment with a newly extended lease and private access to Altrincham Market. No chain, no hassle!





Situated in the desirable Regent Court on Groby Road, Altrincham, this charming property is now available for sale. This retirement apartment boasts a comfortable layout with one bedroom, one bathroom, and a well-appointed reception area.

Recently refurbished throughout, this ground floor apartment features a newly fitted kitchen, offering modern convenience and style. The property's prime location provides private access for residents via a secure gate to Altrincham Market and Centre, ensuring ease of access to local amenities.

Residents of this property can enjoy the communal residents lounge, perfect for social gatherings and relaxation. With no chain, this property presents a fantastic opportunity for those seeking a peaceful retirement lifestyle in a convenient location.

This property is a must-see for those looking for a comfortable and secure retirement apartment in Altrincham.

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 1PQ

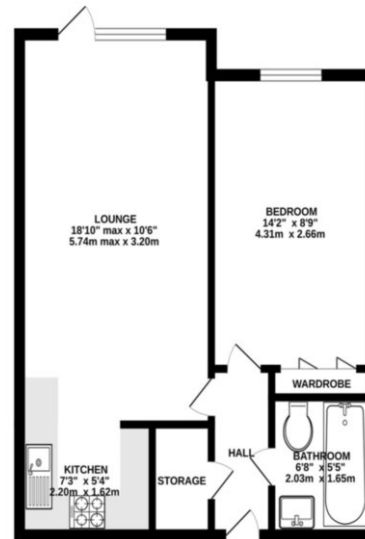
TENURE

Leasehold.
The current owner has recently extended the lease to 121 years.
Ground rent payable of £490.64 per annum.
Service charge payable of £4,068.02 per annum.

LOCAL AUTHORITY

Trafford MBC Tax Band C

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 446 sq.ft. (41.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Drawn with AutoCAD 2012.

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ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignealman.co.uk

26 The Downs, Altrincham, WA14 2PU

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