



**GASCOIGNE
HALMAN**

APT 2, L&M BUILDING, EGERTON PARK, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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A stunning gated contemporary two-bedroom, two-bathroom apartment within an iconic development. This new build offers convenient access to Altrincham centre, with excellent commuter links and highly sought-after schools nearby. The property boasts beautiful architecture, with a sympathetic conversion by renowned builder Morris Homes - best appreciated in person. The apartment is designed to a high specification with features including, wet electric central heating system, Amtico flooring to hall, living room, kitchen and bathrooms, contemporary handle-less kitchen with quartz worktops with Neff integrated fridge freezer, dishwasher and washer dryer and ceramic hob and sanitaryware by Villeroy and Boch.





Stunning Ground Floor Apartment in Historic 'Linotype' Building
This immaculate ground floor apartment offers a perfect blend of modern living within a building rich in local commercial history. The iconic 'Linotype' building has been sympathetically redesigned to retain its character, while providing contemporary accommodation.

The apartment features beautiful high ceilings, mullion-style windows, and part vaulted ceilings, creating a spacious and airy atmosphere. The open-plan living and kitchen diner is ideal for modern living and entertaining. The master bedroom includes an en-suite shower room and fitted wardrobes, while the second double bedroom provides ample space for guests or a home office. A further contemporary bathroom completes the apartment.

For added security and convenience, the property is alarmed and benefits from a video intercom system.

This unique apartment offers a rare opportunity to live in a piece of local history, with all the comforts of modern living.

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 4RE

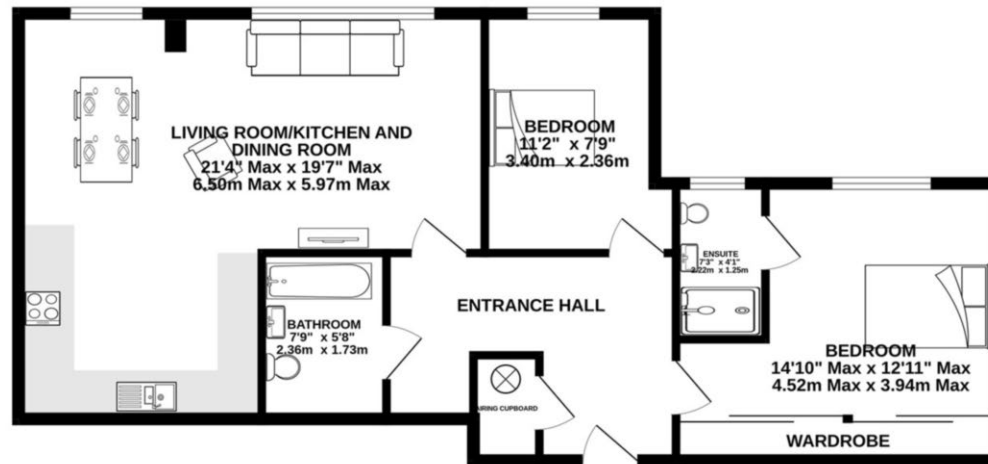
TENURE

Leasehold.
Original lease length of 999 years from 1st Jan 2016 (990 years remain)
Peppercorn ground rent.
Service charge payable of £1,328.32 per annum.

LOCAL AUTHORITY

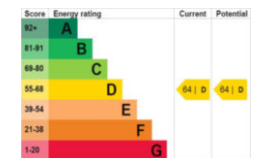
Trafford - Tax Band D

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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