



**GASCOIGNE
HALMAN**

FLAT 7/SILVERDALE, RACEFIELD ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



FLAT 7/SILVERDALE, RACEFIELD ROAD, ALTRINCHAM

NO ONWARD CHAIN This well proportioned GROUND FLOOR apartment forms part of this desirable development for the over 55's. The property is within convenient reach of bustling Altrincham centre and benefits from direct access from your apartment out to a paved sun terrace/patio area. The grounds surrounding the development offer wonderful tree lined gardens and the accommodation is well proportioned. In particular there is a good size living/dining room. There is also access provided to the undercroft parking, whereby the apartment has an allocated parking space. Viewings are highly recommended in order to fully appreciate.





This wonderful ground floor apartment offers well-proportioned accommodation which comprises in brief: Communal entrance with security intercom point and lift access to all floors (including undercroft car park level), private entrance hall with fitted storage cupboard, good size living/dining room with access out to your patio/sun terrace area, master bedroom with fitted wardrobe and ensuite bathroom, second bedroom with fitted wardrobe, modern kitchen with integrated washing machine and appliances and there is also a further shower room. The property is vacant and it appears the electric heaters have been upgraded at some stage which is appealing. Externally the development enjoys mature and well-tended grounds and there is a secure undercroft parking garage with an allocated space.

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 4AP

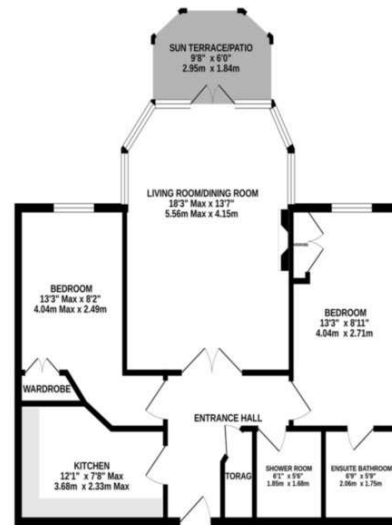
TENURE

Leasehold - 125 years From 1989 approx 89 years remaining.
Service Charge - £2,928.76 Per 6 Months
Ground Rent - £131.32.

LOCAL AUTHORITY

Trafford - Tax Band E

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
Measurements are approximate. Not a contract. Dimensions are only
based on drawings (T.O.S.)

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