



**GASCOIGNE
HALMAN**

APARTMENT 1, DEVONSHIRE ROAD, BROADHEATH,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 1, DEVONSHIRE ROAD, BROADHEATH, ALTRINCHAM

Welcome to this well presented two-bedroom ground floor apartment located on Devonshire Road in Broadheath, Altrincham. This property is now available for sale and offers a fantastic opportunity for a wide range of buyers.

The apartment comprises two well-proportioned bedrooms, providing plenty of space for a small family or for those who require a guest room or home office. The bedrooms are both bright and airy, with large windows that allow natural light to flood in.

There is a spacious open-plan living kitchen that is perfect for entertaining guests or relaxing with family. The modern kitchen is fitted with high-quality appliances and offers ample storage space, making it a great space for cooking and dining.

The property also features a modern bathroom that is finished to a high standard, providing a comfortable and relaxing space to unwind after a long day.

One of the standout features of this property is the allocated parking space, providing convenient and secure off-street parking for the residents. Additionally, the property is offered with no onward chain, making it an ideal choice for those looking for a hassle-free move.





Located in Broadheath, Altrincham, this property is within easy reach of a wide range of local amenities, including shops, restaurants, and public transport links. The property is also conveniently located near to major road networks, providing easy access to Manchester city centre and beyond.

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 4EZ

TENURE

Leasehold.

Original lease length of 155 years from 2003 (133 years remaining).

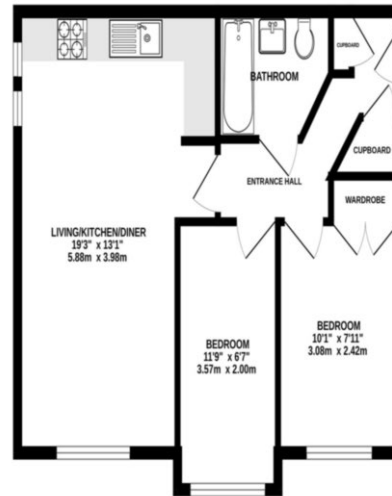
Ground rent payable of £130 per annum.

Service charge payable of £990.26 per annum.

LOCAL AUTHORITY

Trafford MBC Tax Band C.

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
Measurements are approximate. Not to scale. Should be proven only.
Plan not to scale 1:100.

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