



**GASCOIGNE
HALMAN**

APARTMENT 26 SPEAKMAN COURT, 3 HAZEL ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 26 SPEAKMAN COURT, 3 HAZEL ROAD, ALTRINCHAM

Attractive one-bedroom apartment for the over 60s, ideally positioned on the first floor with lovely views over a well-kept public garden area. Features include a fitted kitchen, modern walk-in shower room, and built-in wardrobes. The development offers lift access, a communal lounge, guest suite (fees apply), and visitor parking. Just a short distance from Altrincham town centre; an ideal, low-maintenance home in a convenient location.





Wonderful First Floor Retirement Apartment. No Onward Chain.

A superb opportunity to acquire this well-presented first floor retirement apartment, exclusively available to residents aged 60 and over. Offered with no onward chain, the property features a well-proportioned double bedroom with fitted wardrobes, a spacious living room, and a stylish modern kitchen. The contemporary shower room boasts a walk-in shower for ease and comfort.

Enjoy a pleasant outlook from the apartment's windows, which overlook a beautifully maintained green/public garden area, providing a peaceful and relaxing setting. The development benefits from lift access to all floors, a welcoming communal reception area, and a convenient guest suite (charges apply). Visitor parking bays are available externally for guests.

Ideally located within easy reach of Altrincham town centre, offering excellent local amenities, transport links, and leisure options. This is a fantastic opportunity not to be missed.

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 1BP

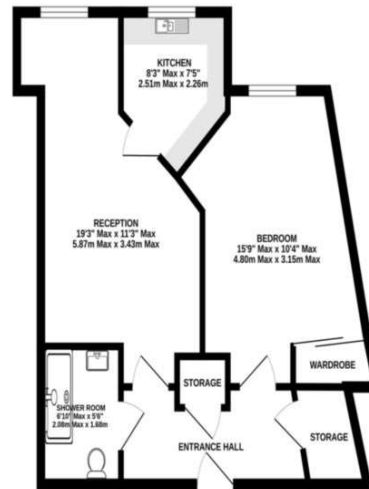
TENURE

Leasehold - 110 Years remain
Service Charge - £2590.43 per annum
Ground Rent - £425 per annum

LOCAL AUTHORITY

Trafford - Tax Band C

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 sq.m.) approx.
Measurements are approximate. Not scale. Dimensions rounded up.
Based on design (D05)

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