



**GASCOIGNE  
HALMAN**

APARTMENT 3, 28E WOODFIELD ROAD,  
BROADHEATH, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## APARTMENT 3, 28E WOODFIELD ROAD, BROADHEATH, ALTRINCHAM

NO ONWARD CHAIN! A wonderful and contemporary ground floor apartment within this extremely popular small development, tucked away from the road behind secure gated access. The property offers two well-proportioned bedrooms, two bathrooms and a contemporary open-plan reception room and kitchen with integrated appliances. There is also a secure underground car park with allocated parking, 10 visitor spaces and 2 disabled spaces. Call us now to arrange your viewing and avoid disappointment!







Within walking distance of Navigation Road Metro Link, John Leigh Park, beautiful walks down the Bridgewater Canal as well as the convenience of the retail park, this apartment really does appeal to a wide range of buyers. In brief the apartment offers an entrance hallway with useful storage, an open plan lounge and kitchen with fitted appliances and a stylish breakfast bar, two double bedrooms with the second having fitted wardrobes and the master having a contemporary en-suite shower room. A family bathroom completes the internal accommodation. Externally the development has a central courtyard between the two buildings with seating areas, along with the lift which accesses the underground car park where there is an allocated space. An early viewing is highly recommended.

#### 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

SAT NAV: WA14 4YQ

#### TENURE

Leasehold - 250 Years from 1st January 2017 (242 years remain)

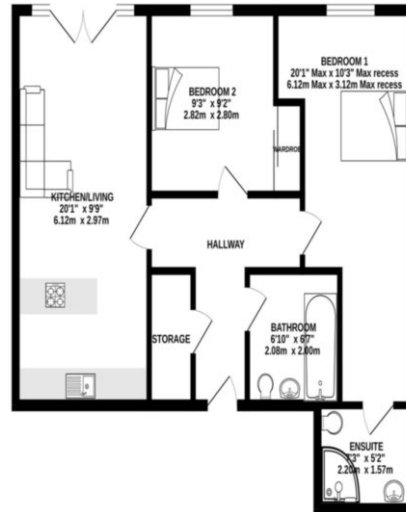
Annual Ground Rent - £213.83

Service Charge - £563.30 per quarter

#### LOCAL AUTHORITY

Trafford Tax Band D

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Standard practice only.  
Rear wall length 10.5m.

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