



**GASCOIGNE
HALMAN**

APARTMENT 5, 51 DEANS GATE LANE, TIMPERLEY,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 5, 51 DEANS_GATE LANE, TIMPERLEY, ALTRINCHAM

A wonderful and well-proportioned ground floor one-bedroom apartment within this incredibly convenient location. The property boasts impressive proportions when compared to other one bedroom apartments within the area and the Metrolink, train station, local shops and pleasant canal towpath walks are all within convenient reach. The property also benefits from its own private access outside to a paved patio area. The development is secured with electronic gates and there is an allocated parking space provided.





DESCRIPTION

The apartment is situated on the ground floor of this popular development and enjoys direct access via the French-style doors led off the outside patio area. Internally the accommodation comprises in brief: Communal entrance hallway, private entrance hall with fitted storage cupboard, open plan living room and modern fitted kitchen, large bedroom and a three-piece white bathroom suite. Externally the property has an allocated parking space and secure electronic gates enclose the development. There is also a well-proportioned communal garden with raised beds overlooking the canal set within the corner of the development. Call us now in order to avoid disappointment!

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 1SP

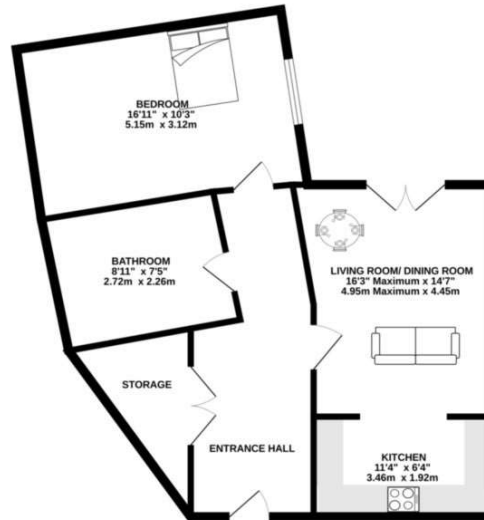
TENURE

Leasehold - 108 years remain
Service Charge - £1,779.72

LOCAL AUTHORITY

Trafford Council - Tax Band B

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.
Measurements are approximate. Not to scale. Excludes parking only.
Scale 1:500 (approx.)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**