



**GASCOIGNE
HALMAN**

APT 1, 9, ST. ANNES GARDENS, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APT 1, 9, ST. ANNES GARDENS, ALTRINCHAM

NO ONWARD CHAIN.

A unique opportunity to purchase this spacious three-bedroom, two-bathroom ground-floor apartment, featuring its own beautifully landscaped private garden and separate terrace; an exceptional find in apartment living. Set within secure gated grounds in the heart of Altrincham, the property offers high ceilings, generous living space, and two allocated parking spaces. A perfect blend of style, comfort, and outdoor space.





BEAUTIFUL AND UNIQUE GROUND
FLOOR APARTMENT

FEATURING ITS OWN PRIVATE
GARDEN

SEPARATE TERRACE/PATIO

THREE DOUBLE BEDROOMS

TWO BATHROOMS

TWO ALLOCATED PARKING SPACES

SITUATED IN THE HEART OF
ALTRINCHAM

GATED DEVELOPMENT

NO ONWARD CHAIN

WITHIN CONVENIENT REACH OF
DUNHAM MASSEY

USEFUL COMMUTER LINKS WITHIN
WALKING DISTANCE

IMPRESSIVE HIGH CEILINGS

CONTEMPORARY ACCOMMODATION

APT 1, 9 | ST. ANNES GARDENS, ALTRINCHAM

DESCRIPTION

NO ONWARD CHAIN

A Rare Opportunity - Spacious Ground Floor Apartment with Exceptional Outdoor Space in the Heart of Altrincham!

This is a unique opportunity to acquire a beautifully presented three-bedroom, two-bathroom ground floor apartment, offering an abundance of private outdoor space rarely found in apartment living.

Boasting its own landscaped garden and a separate terrace/patio, this property perfectly combines the ease of apartment living with the luxury of generous outside areas. Set behind secure electronic gates, the apartment is located in a prime Altrincham position, offering both privacy and convenience.

Internally, the home has been lovingly maintained and benefits from high ceilings throughout, creating a striking sense of space and light.

The accommodation comprises a welcoming communal entrance hall leading to a private entrance. Inside, you'll find a spacious living/dining room with elegant French doors opening directly onto the garden. A modern breakfast kitchen also enjoys garden access through additional French doors. The master bedroom features fitted wardrobes and an en-suite shower room, while the second double bedroom, currently used as a study or additional reception room, opens onto a private terrace. A third double bedroom and a stylish family bathroom complete the layout.

The outdoor space is a true highlight. The landscaped garden is mainly laid to lawn and framed by mature shrubs and flowering plants, creating a peaceful and private retreat. This apartment also benefits from two allocated parking spaces and access to beautifully maintained communal grounds.

A rare find offering space, style, and serenity in one of Altrincham's most desirable locations.

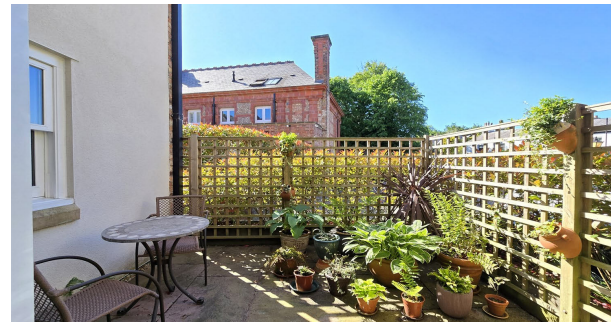






LOCATION

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

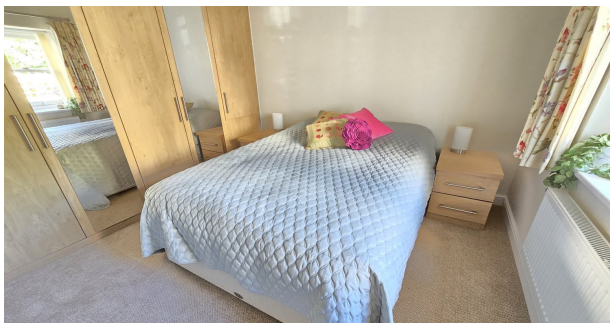
SAT NAV: WA14 2HB

TENURE

Leasehold - 235 Years Remaining
Service Charge - £5,367 Per Annum
Ground Rent - £323.52 Per Annum

LOCAL AUTHORITY

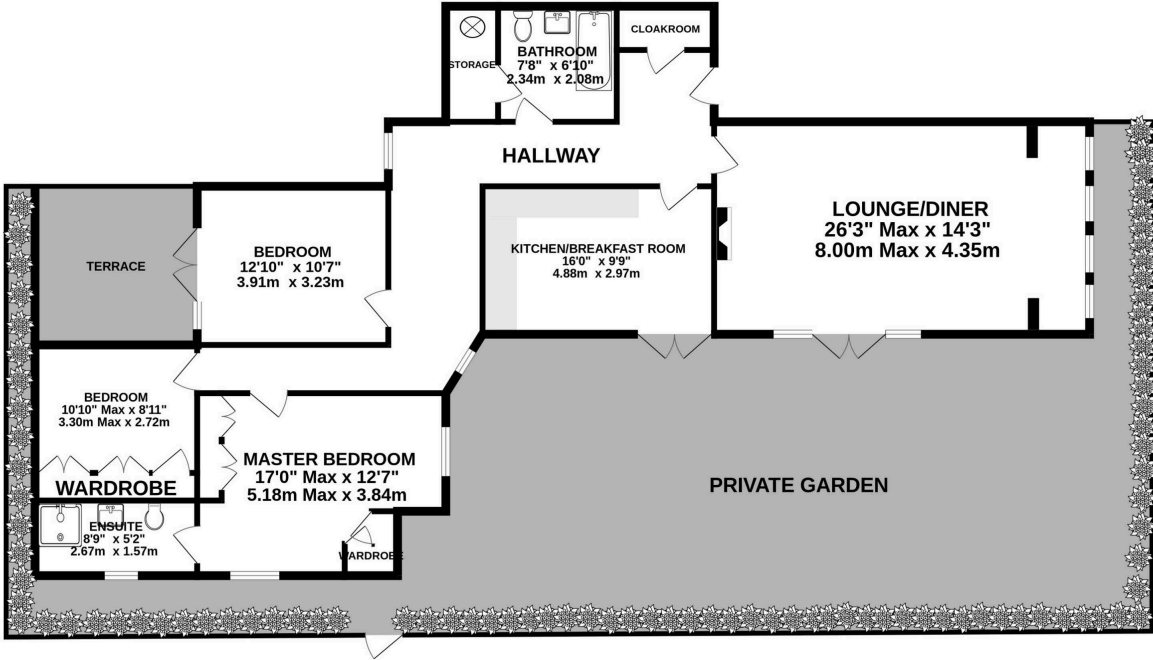
Trafford - Tax Band F



SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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@gascoignealman.co.uk
26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**