



**GASCOIGNE
HALMAN**

APARTMENT 26, ROMANA SQUARE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 26, ROMANA SQUARE, ALTRINCHAM

A rare opportunity to own this stunning duplex apartment, beautifully arranged over the second and third floors with dual-level access. Boasting two well-proportioned bedrooms, two bathrooms, and a well-appointed breakfast kitchen, this home offers both comfort and versatility. The standout feature is a large, light-filled living room; perfect for entertaining or relaxing in style. Set within a sought-after gated development with secure entry, on-site concierge, allocated parking, and ample visitor spaces, this exceptional property combines privacy, convenience, and contemporary living. The development is also within walking distance to shops and the Metrolink, making this an enviable position.





DESCRIPTION

An Exceptional Duplex Apartment Offering Space, Style, and Security
An exciting opportunity to acquire this fantastic duplex apartment, offering generously proportioned living space set over the second and third floors of a highly sought-after gated development. With access available from both levels, the property offers flexible living arrangements ideally suited for modern lifestyles. The apartment features two well-proportioned bedrooms, each providing a peaceful retreat, and is complemented by two bathrooms; ideal for families, guests, or sharers. The heart of the home is the well-appointed breakfast kitchen, thoughtfully designed with ample workspace and room for dining, making it perfect for everyday living.

One of the standout features of this property is the large and inviting living room, bathed in natural light and offering a superb setting for relaxation or social gatherings. Its generous proportions allow for a variety of layouts to suit your needs.

This attractive home is located within a popular, securely gated development that provides peace of mind with secure intercom entry, on-site concierge, as well as convenience through allocated parking and additional visitor spaces. With well-maintained communal areas and a welcoming community feel, the development adds to the overall appeal.

Perfectly positioned for easy access to local amenities, transport links, and green spaces, this duplex apartment represents a rare blend of space, style, and security.

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 5QB

TENURE

Leasehold - Approx 979 Years Remain
Service Charge - £1,800 Per Annum
Ground Rent - £329.99 Per Annum

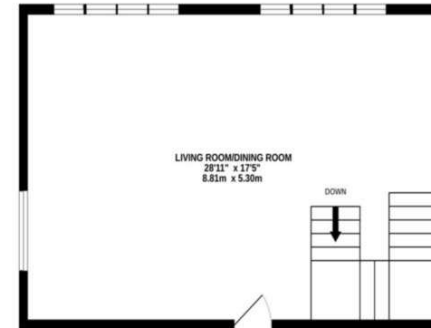
LOCAL AUTHORITY

Trafford - Tax Band E

2ND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



3RD FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.
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**