



**GASCOIGNE  
HALMAN**

APARTMENT 23, PARK ROAD, TIMPERLEY,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## APARTMENT 23, PARK ROAD, TIMPERLEY, ALTRINCHAM

OFFERED WITH NO ONWARD CHAIN!

Immaculate and contemporary top-floor apartment offering two well-proportioned bedrooms, lift access, and presented in turnkey condition. Ideally located opposite the Metrolink and next to local shops and amenities, with scenic canal towpath walks nearby. Features include an open-plan living/kitchen/dining area with integrated appliances, a beautiful modern bathroom, and an allocated parking space





## DESCRIPTION

This wonderful and contemporary top-floor apartment combines modern design with everyday convenience. Immaculately presented throughout, this two double bedroom home is the perfect turnkey opportunity for first-time buyers, downsizers, or savvy investors.

Step inside to discover a bright and spacious open-plan living area that flows seamlessly into a sleek, modern kitchen complete with integrated appliances and a designated dining space; ideal for entertaining or relaxing in style. Large windows invite in plenty of natural light, creating a warm and inviting atmosphere.

The two beautifully presented bedrooms offer peaceful retreats, while the beautifully appointed bathroom features high-quality fixtures and a stylish finish. The apartment also features a separate utility cupboard with bespoke shelving for additional storage. Every detail of this home has been thoughtfully considered for comfort and modern living.

Located on the top floor with lift access to all levels, this apartment also benefits from an allocated parking space and a small communal garden area. Perfectly positioned opposite a convenient Metrolink station and just steps from local shops and everyday amenities, you'll also enjoy the added charm of nearby canal towpath walks; ideal for weekend strolls or an evening unwind.

Don't miss the chance to make this exceptional apartment your own; modern living at its most effortless.

## 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 5BZ

## TENURE

Leasehold - Approximately 992 Years remain.

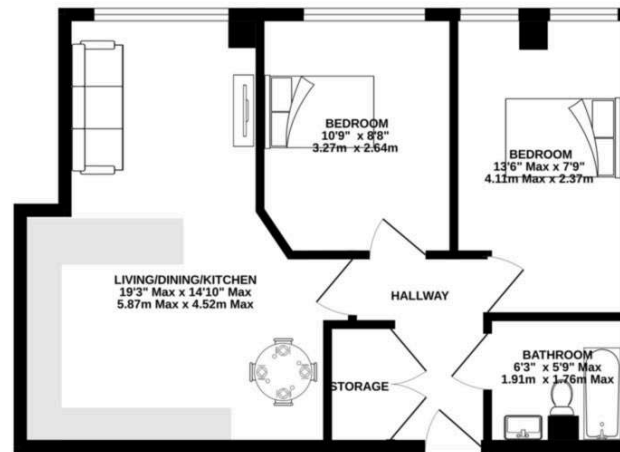
Service Charge - £1,259.96 Per Annum

Ground Rent - £250 Per annum

## LOCAL AUTHORITY

Trafford- Tax Band C

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 556sq ft. (51.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Homestyler 12/2020

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