



**GASCOIGNE
HALMAN**

APT 4 NORTHLANDS, GREY ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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NO ONWARD CHAIN!

Set within an elegant mansion-style property of just three apartments, this spacious lower ground floor home offers superb proportions and a prime location close to central Altrincham, Dunham Massey, and sought after local schools. Features include two large bedrooms with fitted wardrobes, a master with en suite, a stylish shower room, and a generous living/dining area with sliding doors to a private patio and beautifully maintained communal gardens beyond. Includes garage and additional outdoor seating area to the rear. Immaculate presentation throughout which must be viewing in order to fully appreciate.





DESCRIPTION

Occupying the lower ground floor of an impressive period property, this exceptional garden apartment offers a rare blend of space, elegance, and tranquility; all within a highly sought-after residential setting. Forming part of an exclusive development of just three bespoke apartments, the property enjoys a sense of privacy and grandeur, with beautifully proportioned rooms and access to stunning communal gardens.

Situated in a prestigious location within convenient reach of Altrincham town centre, Dunham Massey National Trust Park, and desirable local schools, this home is ideally placed for those seeking convenience without compromising on style or setting.

Internally, the apartment boasts two generously sized double bedrooms, both with fitted wardrobes. The luxurious master suite benefits from a well-appointed en suite bathroom and study area, while the second bedroom is served by a sleek, re-fitted contemporary shower room. The heart of the home is the expansive open-plan living and dining space, with period features and offering remarkable versatility. Sliding doors open directly onto a private patio, creating a seamless indoor-outdoor flow and perfect for alfresco dining or morning coffee while overlooking the beautifully maintained communal gardens.

The kitchen is stylish and well-equipped, complementing the overall sense of quality throughout the property. To the rear, the apartment benefits from a single garage with parking space in front and an additional secluded seating area; a quiet escape in a wonderfully green setting.

Rarely do properties of this calibre and setting become available. This is a superb opportunity to acquire a luxury apartment offering charm, space, and location in equal measure.

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 4BT

TENURE

Leasehold - Approx 958 Years Remaining.
Ground Rent - £44.10 Per Annum.
Service Charge - £2,880 Per Annum.

LOCAL AUTHORITY

Trafford - Tax Band E

GROUND FLOOR
1715 sq.ft. (159.3 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.
Measurements are approximate. See for scale. Dimensions given are to the centre of walls.

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ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignealman.co.uk

26 The Downs, Altrincham, WA14 2PU

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