



**GASCOIGNE
HALMAN**

APT 7 THE BEECHES, ST ANNES GARDENS,
WOODVILLE ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APT 7 THE BEECHES, ST ANNES GARDENS, WOODVILLE ROAD, ALTRINCHAM

A fantastic opportunity to purchase a stunning first floor duplex apartment located within a gated development just a short walk from Altrincham Town Centre. With two bedrooms and two bathrooms plus WC. Large living room, roof terrace and 2 allocated parking spaces. Available with no onward chain.





A beautifully appointed first floor duplex apartment set within the acclaimed gated development of St Anne's Gardens. This spacious apartment offers over 1,200 sq. ft. of accommodation including a large living area and a beautiful roof terrace. To the ground floor of the apartment, there are two bedrooms, the larger benefitting from fitted wardrobes and ensuite shower room. There is also a family bathroom fitted with three piece suite. To the first floor is a modern fitted breakfast kitchen with ample storage, plus separate dining area and a spacious WC. The living room completes the first floor accommodation with further storage space and a roof terrace with stunning views. Externally, there are 2 allocated parking spaces set behind electric gates. Located right in the heart of The Downs Conservation area the property is within a moments walk of Altrincham Town Centre, its facilities and the Metrolink which takes you into the heart of Manchester City Centre.

DIRECTIONS

SAT NAV: WA14 2HB

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.

TENURE

We are advised that the property is Leasehold.
Original Lease Length Of 250 Years From 1st January 2011 (236 Years Remain)
Ground Rent £323.52 per annum
Service Charge £326.39 per calendar month

LOCAL AUTHORITY

Trafford - Tax Band E

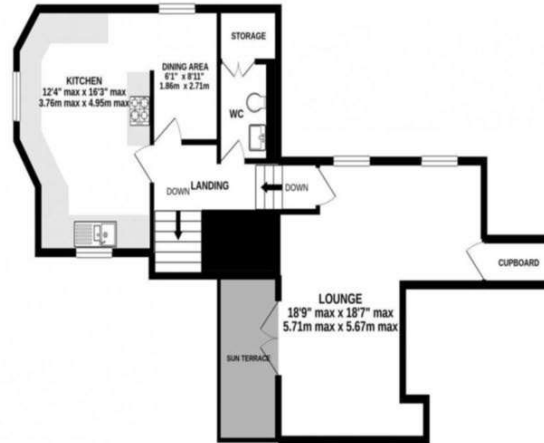
AGENTS NOTE

Current Images Pre Date Current Tenancy

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



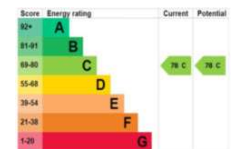
1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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