



**GASCOIGNE
HALMAN**

PLOT 156, APT 10 THE CORBEL, ENGINE HOUSE
APARTMENTS, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



PLOT 156, APT 10 THE CORBEL, ENGINE HOUSE APARTMENTS, ALTRINCHAM

Stunning FIRST Floor Apartment in Iconic Linotype Building. A brand new, high-specification 2-bedroom apartment set within a historic conversion in this sought-after location within Altrincham. This beautifully designed home features an open-plan kitchen with Siemens appliances, luxurious Villeroy and Boch bathroom, and pleasant views over rooftops and manicured communal gardens. Includes allocated parking, access to landscaped communal gardens, and a 10-year LABC warranty.





DESCRIPTION

Welcome to this truly stunning, brand new FIRST floor apartment set within the prestigious and historic Linotype Building; a landmark development that beautifully blends the charm of industrial heritage with cutting-edge contemporary design. This highly desirable address is steeped in Altrincham's rich history, offering a unique opportunity to own a piece of the town's architectural legacy.

From the moment you step into the secure communal entrance, you are greeted by a striking atrium with exposed brickwork, elegant York stone paving, and captivating views over the canal; a dramatic and welcoming space that sets the tone for what lies ahead.

Inside, the apartment boasts a thoughtfully designed layout with stylish, high-quality finishes throughout. The private entrance hall leads into a bright and well-proportioned open-plan living space, where a stunning feature window frames pleasant views. The bespoke kitchen is a true focal point, complete with Siemens integrated appliances, a sleek Franke sink, and contemporary cabinetry; ideal for modern living and entertaining.

The master bedroom is a luxurious retreat, featuring fitted 'Hammonds' wardrobes and convenient Jack-and-Jill access to the elegantly appointed bathroom, showcasing Villeroy and Boch sanitaryware and premium finishes. A well-proportioned second bedroom offers flexibility for guests, a home office, or further living space.

Externally, the development is surrounded by beautifully maintained communal gardens, providing tranquil green space to enjoy. The apartment also benefits from an allocated parking space and peace of mind with a 10-year LABC warranty.

Perfectly located close to Altrincham town centre, local amenities, transport links, and green spaces, this exceptional home combines character, quality, and convenience in one of the area's sought-after developments.

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 4EB

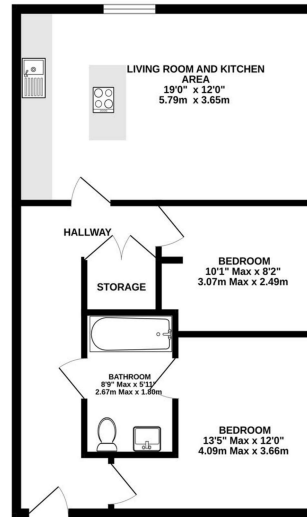
TENURE

Leasehold - Approx 990 Years
Service Charge - £1125.73 Per Annum

LOCAL AUTHORITY

Trafford - TBC as new build

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
Measurements are approximate. Not to scale. Boundary shown only.
Made with Metaphor C2025

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@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**