



**GASCOIGNE  
HALMAN**

23 ROMANA SQUARE, PARK ROAD, TIMPERLEY

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THE AREAS LEADING ESTATE AGENT





## 23 ROMANA SQUARE, PARK ROAD, TIMPERLEY

**\*\*NO ONWARD CHAIN\*\*** Well proportioned two-bedroom, two-bathroom first-floor apartment in a sought-after gated development with on-site concierge. Features include an open-plan living/kitchen area, large hallway storage, utility cupboard, and allocated parking. Ideally located within walking distance of the Metrolink, local shops and amenities. The property is also walking distance to pleasant canal towpath walks and must be viewed internally in order to fully appreciate.





## DESCRIPTION

Ideally positioned just a short walk from the Metrolink, this well-appointed property is perfect for professionals, first-time buyers, or investors seeking easy access to city life while enjoying a secure and well-maintained environment.

The apartment boasts two well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room, alongside a stylish main bathroom. The open-plan living and kitchen area is both spacious and inviting; ideal for relaxing or entertaining, and benefits from a good degree of natural light. A fitted utility cupboard off the kitchen adds practicality, while a large hallway storage cupboard provides additional space often missing in apartment living. Further benefits include allocated resident parking, ample visitor spaces, and an on-site concierge service, all within a desirable, gated setting.

## 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 Remaining  
Service Charges - £1,800 Per Annum  
Ground Rent - £353.71 Per Annum

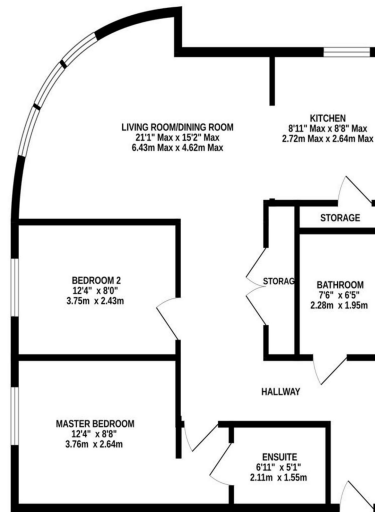
## LOCAL AUTHORITY

Trafford - Band D

## AGENTS NOTE

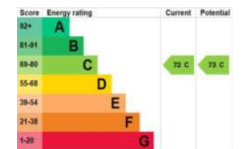
Some photographs depict property pre tenancy.

FIRST FLOOR APARTMENT  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Dimensions given are only  
indicative and should not be relied upon.

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