



**GASCOIGNE  
HALMAN**

APARTMENT 11, DEVONSHIRE ROAD, BROADHEATH,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT

Modern two-bedroom second-floor apartment featuring a stylish fitted kitchen, contemporary bathroom, and allocated parking. Situated in a popular location with no onward chain.

Located on the second floor of a well-maintained development, this beautifully presented two-bedroom apartment offers modern living in a highly desirable area. Perfect for first-time buyers, investors, or those looking to downsize, the property boasts a contemporary, fully fitted kitchen, a modern bathroom, and an attractive open-plan living area with a good degree of natural light.

Both bedrooms are well-proportioned, offering comfortable and versatile spaces for relaxation, work, or guests. The property also benefits from allocated parking, providing convenience and peace of mind.

Set within a popular and well-connected neighbourhood, with convenient access to local amenities, transport links, and green spaces, this apartment combines style, comfort, and practicality. Offered with no onward chain, it's ready for immediate occupation; just move in and make it your own.

### 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 4EZ

### TENURE

Leasehold - Approx 133 years remain  
Service Charge - £1061.96 Per Annum  
Ground Rent - £160 Per Annum

### LOCAL AUTHORITY

Trafford - Band D

## ALTRINCHAM OFFICE

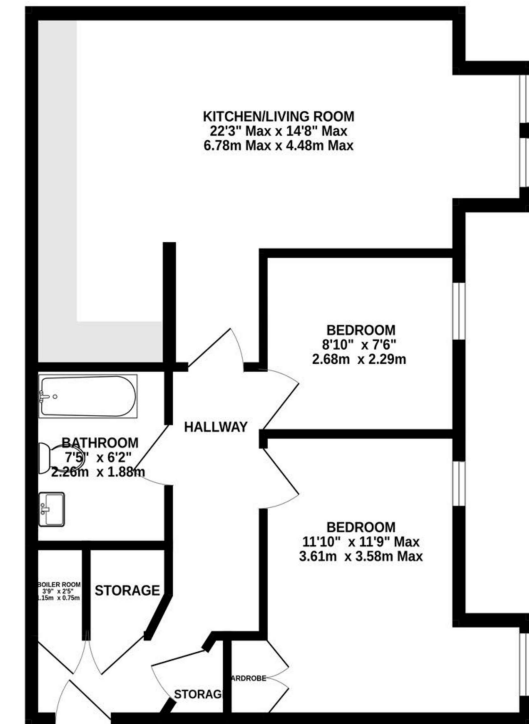
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GROUND FLOOR  
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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