



**GASCOIGNE  
HALMAN**

APARTMENT 7, 68 WELDON ROAD, BROADHEATH,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT

Modern first-floor apartment in this popular location and within convenient reach of Altrincham centre, useful retail parks, and sought-after schools. The apartment offers two bedrooms, with an en-suite shower room to the master and a second family bathroom. Externally there is an allocated parking space, with further visitor spaces provided. No onward chain!

### DESCRIPTION

Situated within enviable reach of Altrincham town centre and Broadheath Retail Park, this modern first-floor apartment offers attractive, low-maintenance living in a highly convenient location.

The accommodation comprises two well-proportioned bedrooms, including a master bedroom with an en-suite shower room, plus a further contemporary bathroom. The heart of the home is the open-plan kitchen and living area, ideal for both relaxing and entertaining.

Externally, the property benefits from allocated parking, with additional visitor spaces available for guests.

Perfect for first-time buyers, downsizers, or investors, this apartment combines comfort, practicality, and excellent access to local amenities and transport links.

### 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 4HG

### TENURE

Leasehold - Approx 133 years remaining  
Service Charge - £990.26 Per Annum  
Ground Rent - £160 Per Annum

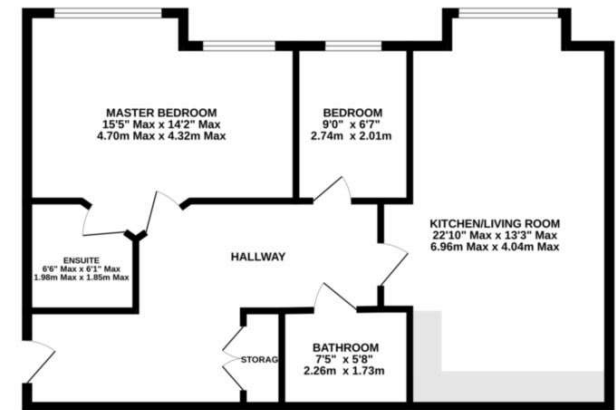
### LOCAL AUTHORITY

Trafford - Tax Band D

### AGENTS NOTE

Photographs depict the property pre-current tenancy.

FIRST FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Based on information received.

### ALTRINCHAM OFFICE

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