



**GASCOIGNE  
HALMAN**

APARTMENT 2/VICTORIA HOUSE, 25A STAMFORD  
NEW ROAD, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## APARTMENT 2/VICTORIA HOUSE, 25A STAMFORD NEW ROAD, ALTRINCHAM

Beautifully presented first-floor apartment set within an exclusive Victorian conversion of just four luxury homes. Ideally located in the centre of Altrincham, just a short walk to the Metrolink, bus terminal, and a range of fashionable shops and restaurants. The apartment offers high-quality finishes throughout and comprises: communal entrance, private hallway, spacious open-plan living area with contemporary kitchen, quartz worktops, island, and integrated appliances, two generous bedrooms (master with fitted wardrobes), modern three-piece bathroom, and a useful storage room. The vendor currently also leases car parking nearby at a price of £1,000 plus VAT per annum (£100 per month). This creates a fantastic resolution for those purchasers who seek a central location, yet still require a parking space within convenient reach. (Subject to confirmation and acceptable transfer via the parking contractor).





This beautifully presented first-floor apartment offers an elegant blend of period charm and contemporary design, ideally situated in the very heart of Altrincham. Nestled within an exclusive conversion of a stunning Victorian building, home to just four luxury residences, this is a rare opportunity to enjoy refined living in one of South Manchester's most sought-after locations.

Stairs provide access to the first floor, where you are greeted by your own private entrance hallway. The apartment opens into a superb open-plan living space, enjoying a good degree of natural light and thoughtfully designed for both relaxation and entertaining. The contemporary kitchen is a true highlight, featuring a stylish island, sleek quartz work surfaces, and modern integrated appliances; perfect for those who love to cook or host.

Both bedrooms are beautifully finished, with the generous master bedroom boasting fitted wardrobes for useful storage. A modern three-piece bathroom adds to the luxurious feel, while a separate, versatile storage room off the main living area offers additional practicality.

Situated just moments from Altrincham's vibrant town centre, you will find yourself within easy walking distance of wonderful restaurants, fashionable boutiques, and excellent transport links, including the Metrolink and bus terminal, connecting you effortlessly to Manchester city centre and beyond.

This exceptional apartment is perfectly suited to professionals, downsizers, or anyone seeking stylish, low-maintenance living in a thriving and fashionable location. Early viewing is highly recommended to appreciate the quality and character of this unique home.

#### 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 1EB

#### TENURE

Leasehold - Approximately 239 Years Remain

Service Charge - £1,240 per Annum

Ground Rent - £250 Per Annum

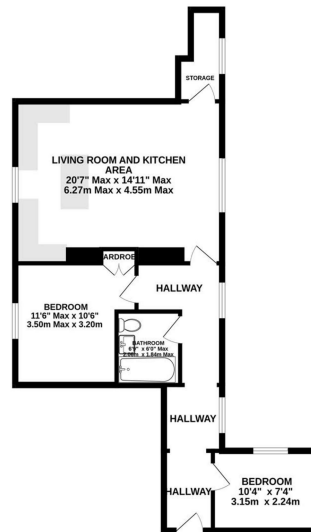
#### LOCAL AUTHORITY

Trafford - Tax Band B

#### AGENTS NOTE

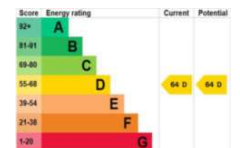
Parking lease is currently in the vendor's name, and therefore, we would be able to provide details of the vendor's current parking contractor to an agreed purchaser to discuss any potential transfer of the lease. As the estate agent, no guarantees can be made, and a purchaser must take their own reasonable steps to verify this situation before purchase.

FIRST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775sq.ft. (72.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Dimensions approximate only.  
Based on Midgeo 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.



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