



**GASCOIGNE
HALMAN**

9, REGENT COURT, GROBY ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

A delightfully spacious one bedroom RETIREMENT apartment located on the FIRST FLOOR of this highly desirable Altrincham town centre development. The residents benefit from a PRIVATELY GATED exit with DIRECT ACCESS to Altrincham market and centre. NO ONWARD CHAIN

Situated in a highly sought after location, this charming over 60s retirement apartment is now available for sale. The well-presented apartment provides a warm and welcoming layout, with one double bedroom, one recently modernised bathroom and an attractive living room/diner with ample space for dining room furniture and a seating area.

With a recently modernised kitchen and shower room, this first-floor apartment offers modern convenience and comfortable living space. Communal areas include a welcoming residential ground floor lounge, lift access, a laundry next to the house manager's office and outside benches providing a seating area amongst the well maintained lawns alongside the resident's parking spaces. Residents of Regent Court, also benefit from a private and secure gate with direct access to Altrincham town centre and market.

The convenient town centre access couples with a well decorated and furnished property, making a peaceful retirement lifestyle in a fantastic location. This property is a must see for those seeking a comfortable and secure retirement apartment in the centre of Altrincham.

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 1PQ

TENURE

Leasehold - 87 years
Ground rent is £433.60 per annum
Service Charge is £3082.86 per annum

LOCAL AUTHORITY

Trafford Council Tax Band B

ALTRINCHAM OFFICE

0161 929 1500

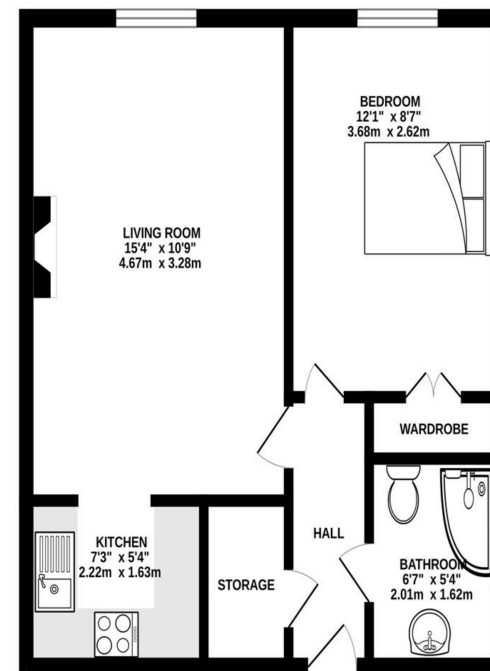
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23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK

FIRST FLOOR 419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419sq.ft. (38.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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