



**GASCOIGNE
HALMAN**

APT 6 MULBERRY COURT, GASKELL ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

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NO ONWARD CHAIN! This beautifully presented two bedroom, two bathroom apartment, which is ideally situated on the FIRST FLOOR, with an ALLOCATED PARKING SPACE, is within convenient reach of Altrincham town centre. This stylish and contemporary property is a must-see for first time buyers and buy to let investors within this highly sought after development.





DESCRIPTION

Ideally situated with direct access to Altrincham town centre, this delightful two bedroom, two bathroom first floor apartment is now available for sale.

Designed with a modern and welcoming layout, the property features a well proportioned guest bedroom to the right of the entrance and convenient double-door storage to the left. The hallway leads through to a generous master bedroom complete with a contemporary ensuite shower room. Continuing through, the property further benefits from a well-appointed fitted kitchen, a three piece white second bathroom, and an impressive living and dining area with a bay window providing a good degree of natural light, and offering an ideal living space for relaxing and entertaining.

The development internally benefits from both lift and stair access for ease and convenience. Outside, residents benefit from numbered allocated parking spaces, complemented by attractive and well maintained communal greenery surrounding the complex. There are various fashionable restaurants, shops and the metro link/ bus terminal that are all within desirable reach. With no onward chain, this property combines convenience with contemporary comfort in a highly desirable location. Early viewing is highly recommended.

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.

TENURE

Leasehold - 974 years left on the lease.
Ground rent is £335.28 per annum
Service charge is £2870 per annum

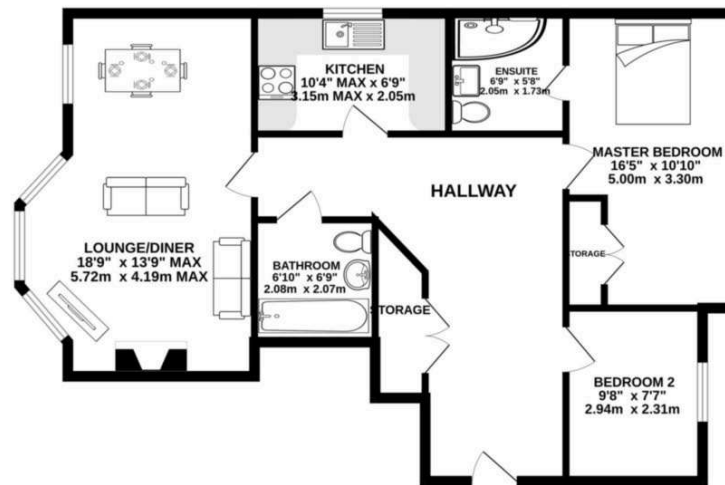
COUNCIL TAX

Trafford Council Tax Band D

DIRECTIONS

WA14 1TL

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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