



**GASCOIGNE  
HALMAN**

4, STRUAN COURT, GREY ROAD, ALTRINCHAM

---

THE AREAS LEADING ESTATE AGENT



## 4, STRUAN COURT, GREY ROAD, ALTRINCHAM

This immaculate ground-floor apartment forms part of this extremely attractive development, situated within one of the area's sought-after locations, just a short stroll to reach Altrincham centre and schools, which are always in high demand. The property has been intelligently re-designed and modernised throughout to leave nothing to be desired! High specification is clear to see within the property, and the versatile living space exudes characterful features of the original period residence. The heart of the home is a wonderful open plan kitchen/family room/dining room which enjoys a high degree of natural light from the various windows on two elevations. There are also up to three bedrooms (with the large second bedroom being currently utilised as a reception room), a separate study, a large master bedroom with an opulent en-suite bathroom, and a further contemporary separate shower room. Externally, the development is set back behind beautifully tended mature grounds, and the apartment comes with a parking space and a single garage.





Set within the graceful proportions of a magnificent period building, this remarkable ground floor apartment captures the perfect balance between timeless architecture and sophisticated modern living. Beautifully redesigned and meticulously modernised by the current owner, every detail of this home reflects exceptional taste, quality, and an eye for refined comfort.

The heart of the property is its impressive open-plan living space; a welcoming area that effortlessly combines the living room, breakfast kitchen, and dining area into one seamless social hub. Enjoying a high degree of natural light from tall windows overlooking the manicured communal gardens, this is a space designed for both everyday living and elegant entertaining. The kitchen is a true showpiece, featuring sleek quartz work surfaces, a central island, and a range of high-specification integrated appliances. Every element has been thoughtfully curated to deliver style, function, and a touch of luxury.

Flexible and beautifully proportioned, the accommodation provides up to three bedrooms, offering versatility for modern lifestyles. The potential second bedroom is currently arranged as a separate sitting room, a serene retreat with double doors opening directly to the gardens, allowing you to enjoy peaceful mornings or summer evenings surrounded by greenery. A sliding door connects this space to a dedicated study, perfect for working from home or as a private reading nook.

The principal bedroom is a sanctuary of calm, generous in scale and finished to an exceptional standard. Its elegant en suite bathroom provides another opulent space, with contemporary fittings and a refined aesthetic. From the inner hallway, a further bedroom and a sleek, modern shower room complete the accommodation, ensuring comfort and privacy for residents and guests alike.

Outside, the apartment benefits from its own parking space and a single garage, adding convenience to everyday life. The communal gardens, beautifully maintained and shared among residents, provide a peaceful green outlook.

Located within convenient reach of vibrant Altrincham, renowned for its award-winning market, boutique shopping, and excellent transport connections, this home offers the best of both worlds - the charm and grace of period architecture paired with the ease and elegance of contemporary living.

#### 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

WA14 4BU

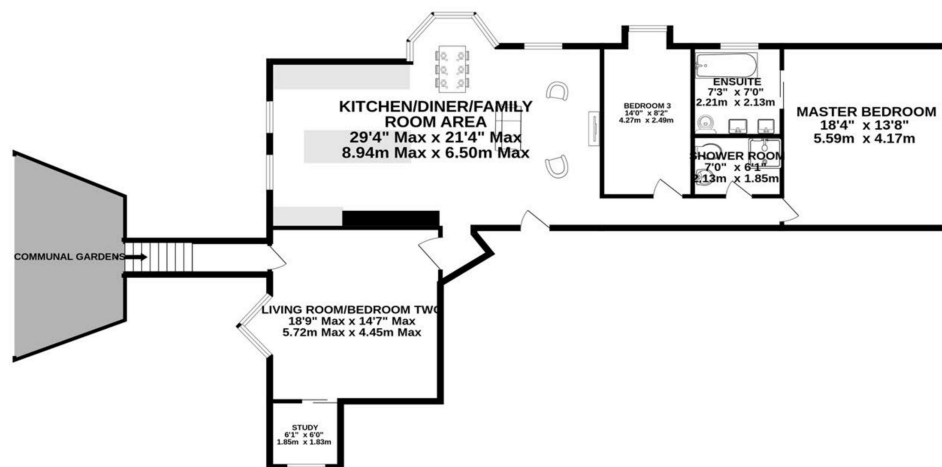
#### TENURE

Share Of Freehold  
Original Lease Length Remaining - 957 years  
Service Charge - £3,120 Per Annum

#### LOCAL AUTHORITY

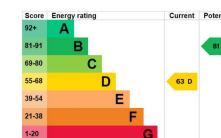
Trafford - Tax Band E

GROUND FLOOR  
1327 sq.ft. (123.3 sq.m.) approx.



TOTAL FLOOR AREA: 1377sq.ft. (127.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C0025

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.



ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE  
HALMAN**