



**GASCOIGNE
HALMAN**

FLAT 1A/LYNFIELD, THE DOWNS, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



FLAT 1A/LYNFIELD, THE DOWNS, ALTRINCHAM

NO ONWARD CHAIN! This wonderful and UNIQUE ground floor apartment could easily be described as a semi-detached bungalow and has an enormous appeal for those seeking either property style. The property exudes characterful accommodation throughout and forms part of this period Victorian conversion right in the heart of ALTRINCHAM CENTRE. The Downs has long been highly sought after and this property has the distinct advantage of being tucked away at the rear of this handsome development which of course offers a greater degree of privacy. The property also enjoys its OWN PRIVATE ENTRANCE and a South Easterly facing aspect to the rear!





The accommodation is full of charm and character and in brief comprises: wonderful garden/sun room overlooking the well tended communal gardens and patio area to the rear, a well proportioned living room with double doors and steps leading down to the kitchen diner, inner hallway with fitted storage, master double bedroom, second bedroom with en-suite shower room and access through to a study, (which could also be a dressing room if so desired) and a good size main bathroom also has space for a laundry area. Arguably this property has the best aspect in the development, overlooking the mature communal gardens and enjoying a good degree of privacy. There is also a patio area offering ideal outside space to enjoy. There is separate access around the main building to the shared cellar space. Beyond the gardens there is a single garage offering off road parking.

Viewings are essential in order to fully appreciate this wonderful home in such a prime position!

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 2QG

TENURE

Leasehold - 951 Years Remaining.

Service Charge - £145 pcm.

Ground Rent - £50 per annum.

TAX BAND

Trafford Tax Band D

GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

Gascoigne Halman, 26 The Downs, Altrincham, WA14 2PU

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