



**GASCOIGNE
HALMAN**

APT 14 ALDERBANK, ST. JOHNS ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APT 14 ALDERBANK, ST. JOHNS ROAD, ALTRINCHAM

This stunning duplex style apartment offers a unique, bespoke interior design which was undertaken by the current vendors and a professional interior designer and offers simply breathtaking living accommodation throughout. Atelier built units throughout the property to include the media wall, bar, dressing rooms and bedroom. The current vendors purchased the property when the development was still under construction and then continued to plan each and every detail to create this substantial home that is set to a higher standard than most of its competitors, with upgraded flooring, kitchen, bathrooms to name but a few! This fabulous home really sets itself apart from the rest and the opulent living accommodation is sure to impress. As you walk through the apartment it is extremely evident that there has been no expense spared and each detail is designed to a high specification. The current vendor has designed the property to meet their own needs, with one master bedroom, two dressing rooms and a study. Therefore there is great potential to change from its current one bedroom configuration to three bedrooms. Additionally the property has a private large storage room/wine cellar, two secure parking spaces and a sun terrace accessed from the ground floor level. The property is within convenient reach of Hale and Altrincham centre and an internal inspection is essential in order to fully appreciate.





UNIQUE LUXURY DUPLEX APARTMENT

NO ONWARD CHAIN

SOUGHT AFTER DEVELOPMENT IN
HEART OF ALTRINCHAM

STUNNING ACCOMMODATION
DESIGNED BY ATELIER

CURRENT LAYOUT SIMPLE TO RE-
CONFIGURE TO THREE BEDROOM(stnp)

WONDERFUL HIGH SPECIFICATION
THROUGHOUT

UNDERCROFT PARKING

SEPARATE STORAGE ROOM/WINE
CELLAR

TWO BATHROOMS

GROUND FLOOR W.C.

PANTRY

HIGH END KITCHEN WITH SIEMENS
APPLIANCES

APPROXIMATELY 7 YEARS REMAINING
INSURANCE WARRANTY

APT 14 ALDERBANK | ST. JOHNS ROAD, ALTRINCHAM

The wonderful living accommodation comprises in brief: Communal entrance with lift access to all floors, private reception hall with ground floor W.C., mirrored feature wall disguising pantry, extremely impressive contemporary fitted kitchen with Siemens appliances, centre island, dining area and doors opening to the sun terrace, sliding pocket doors open to reveal living room with a striking media wall and beautiful bar area. This room also has access out to the sun terrace.

Access to the first floor is provided via the Neville Johnson oak and glass staircase with inset lighting. Once reaching the landing level, doors lead to a study/potential third bedroom and a separate laundry room. A master suite has been created to provide; large master bedroom with stunning en-suite shower room, two large dressing rooms, a further en-suite bathroom and a hidden storage/media cupboard. The design of this floor could easily be re-configured to provide three bedroom accommodation, (subject to the necessary permissions).

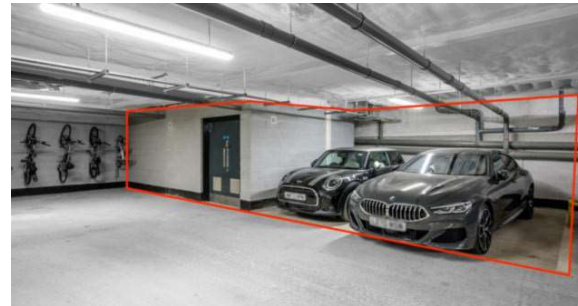
The apartment also benefits from useful smart technology, such as electronically controlled blinds and inset audio speakers which adds to the contemporary lifestyle that is on offer.

Parking is provided for two cars within the secure parking garage and there is also a private storage room/wine cellar which is a wonderful addition. There is also lift and stairs access down to the car park from the communal hallway.

This truly is an extremely attractive and individual offering within an extremely desirable location. Viewings are essential in order to fully appreciate.







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 2YH

TENURE

Leasehold - 246 Years Remaining
Service Charges - £5,016.92 Per Annum.
Ground Rent - £300 Per Annum

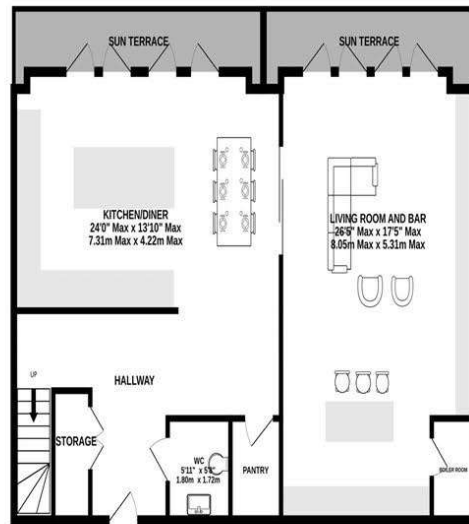
LOCAL AUTHORITY

Trafford - Tax Band G.

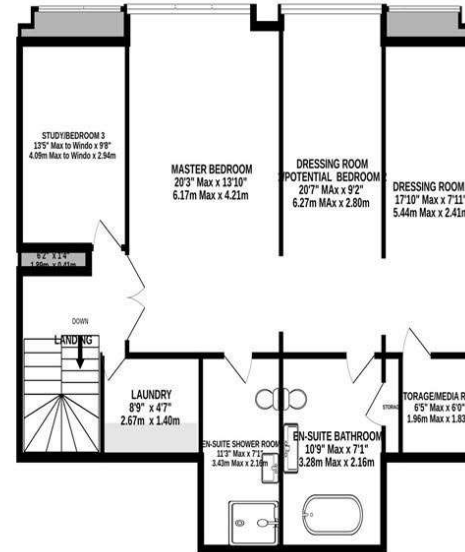
BASEMENT
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 2443 sq.ft. (227.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	←	→
68-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**GASCOIGNE
HALMAN**

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