



**GASCOIGNE
HALMAN**

APT 2 BEECHMOUNT, LANGHAM ROAD, BOWDON,
WA14 2HP

THE AREAS LEADING ESTATE AGENT



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£1,495,000

One of the finest, purpose built, ground floor apartments to be offered in recent times. Updated throughout and now presented to an impressive standard whilst being located within close proximity of Hale Village and Altrincham town centre. Comprising of two stylish reception areas, three generous bedrooms, one currently utilised as a study and three bath/shower rooms. Private patio area, attractive, communal gardens, and two allocated parking spaces.





Ground floor apartment with private patio

Secure gated entrance and landscaped communal gardens

Two allocated private parking spaces

Extending to circa 2500 sq. ft.

Two large reception rooms

Breakfast kitchen with utility room adjacent

Three double bedrooms and three bath/shower rooms

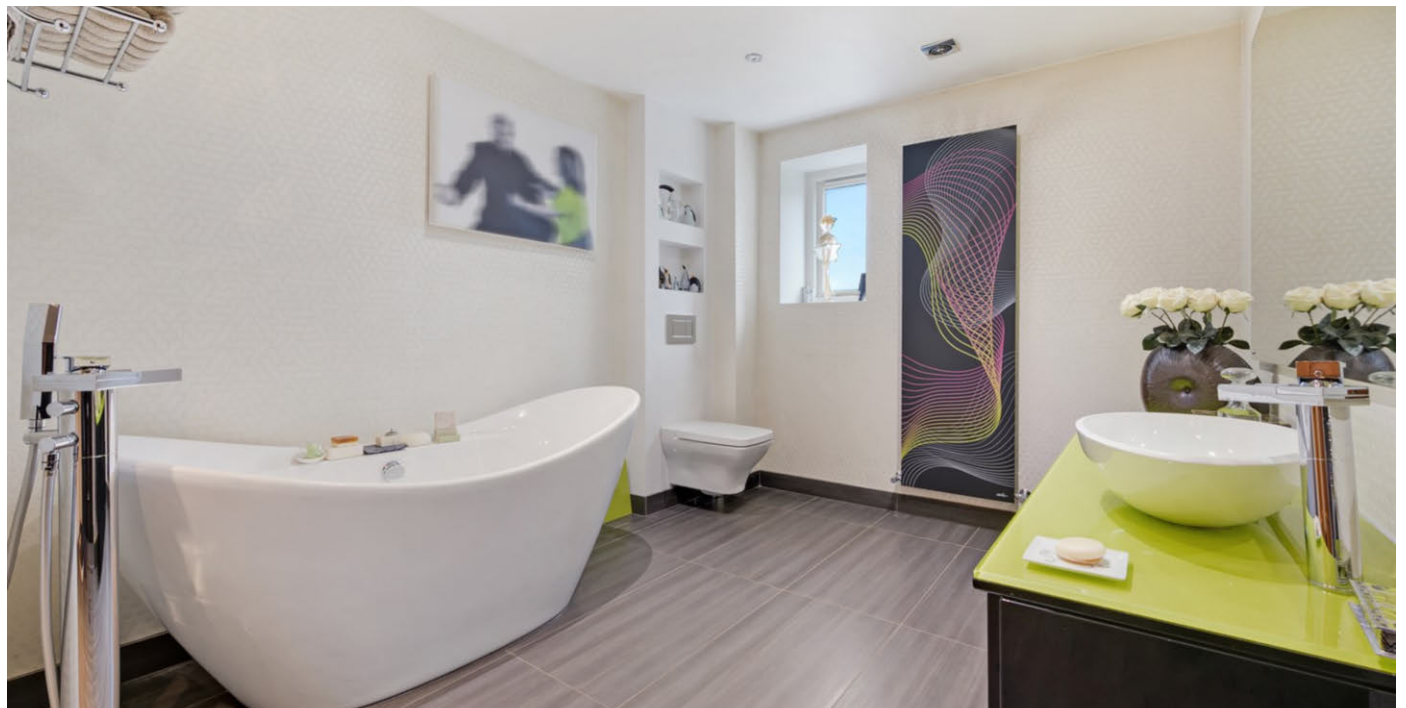
Desirable location close to Hale village

We offer for sale this stunning purpose built, ground floor apartment, equipped to the highest of standards throughout and extending to circa 2500 sq.ft. This beautiful property comprises of contemporary fixtures and fittings, creating a stylish and spacious apartment, full of charm. Upon entering the apartment there is an entrance vestibule leading through to a magnificent hallway, which most rooms are accessed from. The large living room and separate dining room have glazed double doors to the private patio and communal gardens beyond. The property has a substantial breakfast kitchen incorporating an extensive range of cabinetry and integrated appliances with a useful utility room adjacent. There are three double bedrooms (one currently used as a study) and three bath/shower rooms with contemporary suites and chrome fittings. Externally the property is set back from the road, behind a secure gated entrance with sweeping driveway leading to two allocated parking spaces. A particular selling feature of this apartment is their own private patio in addition to the extensive, manicured, communal gardens beyond. One of the most desirable apartments of its type currently available. We invite you to contact the Hale Office to arrange a private viewing.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway







network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots, House of Fraser, etc. and the Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Altrincham, across the railway crossing to the traffic lights. Take the second turning on the left hand side onto Langham Road and the property can be found a short distance along on the right hand side, just after Holly Grange, behind a secure gated entrance.

POSTCODE

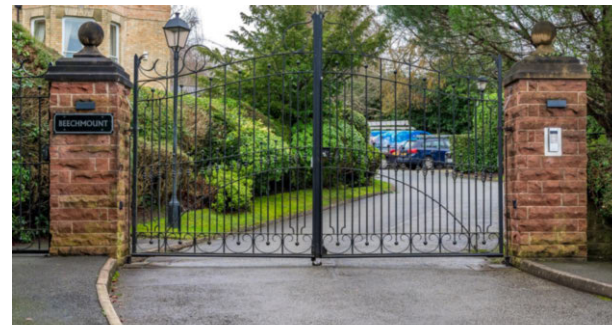
WA14 2HP

LOCAL AUTHORITY

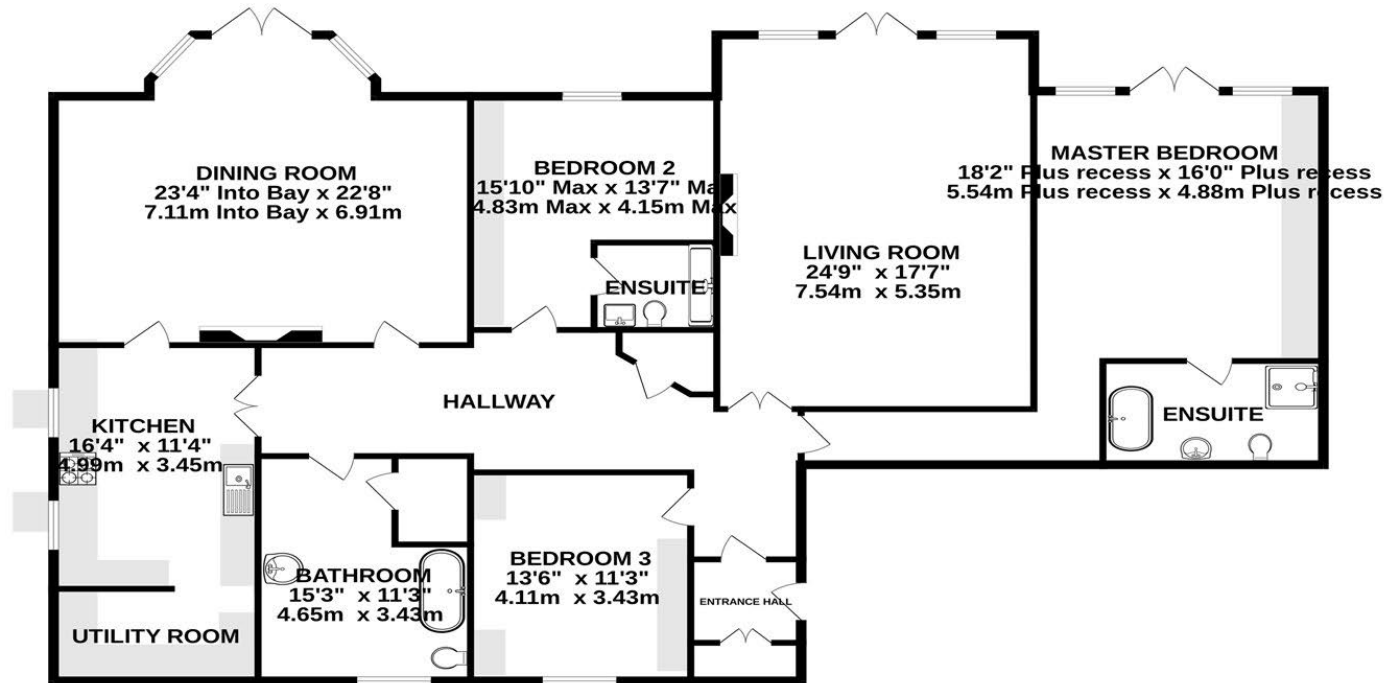
Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52

TENURE

Leasehold with an original 999 years lease commencing 1st January 1999. There is a service charge payable of £575.00 per calendar month. Each of the eight apartments own an equal share in the Freehold. Consequently, no ground rent is payable.



GROUND FLOOR
2449 sq.ft. (227.5 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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