



**GASCOIGNE  
HALMAN**

EDGEMOOR, PARK ROAD, BOWDON, WA14 3JN

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THE AREAS LEADING ESTATE AGENT



## EDGEMOOR, PARK ROAD, BOWDON, WA14 3JN

**£450,000**

An extremely generous top floor apartment in a modern, purpose built development and sitting in attractive, manicured communal gardens. This stylish apartment has open plan living, kitchen, three bedrooms (one currently utilised as a study) and two bath/shower rooms. Eternally the property has a double garage and allocated parking with the addition of visitors parking. NO ONWARD CHAIN.







We are very pleased to offer this fabulous, purpose built apartment occupying the top floor within the building, therefore offering a very secure property with far reaching views. The building is entered from the ground floor via a telephone entry system with a staircase leading to the upper floors and the private apartment entrance. Off the private entrance hall there is a bright, open plan lounge/dining room with private balcony and fully fitted kitchen having extensive cabinetry and integrated appliances. The property has three bedroom, the master bedroom having an en-suite shower room with the further two bedrooms using a family bathroom.

The third bedroom is currently used as a home office/study. A useful utility room and sauna complete this desirable property. The property has the benefit of gas fired central heating and is fully double glazed. The apartment has the use of the landscaped, communal gardens within Edgemoor, having a double garage with additional parking space in front and there is further residents and visitors car parking space available.

#### **DIRECTIONS**

From our Hale office travel along Ashley Road in the direction of Altrincham, over the railway crossing and to the traffic lights. Take the second left onto Langham Road and continue along travelling almost the full length of the road, where the road becomes Park Road. Pass both Pinewood and Chasefield on your left hand side and Edgemoor will be seen a little further along on the left hand side just before Barry Rise.

#### **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. 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.

#### **POSTCODE**

WA14 3JN

#### **LOCAL AUTHORITY**

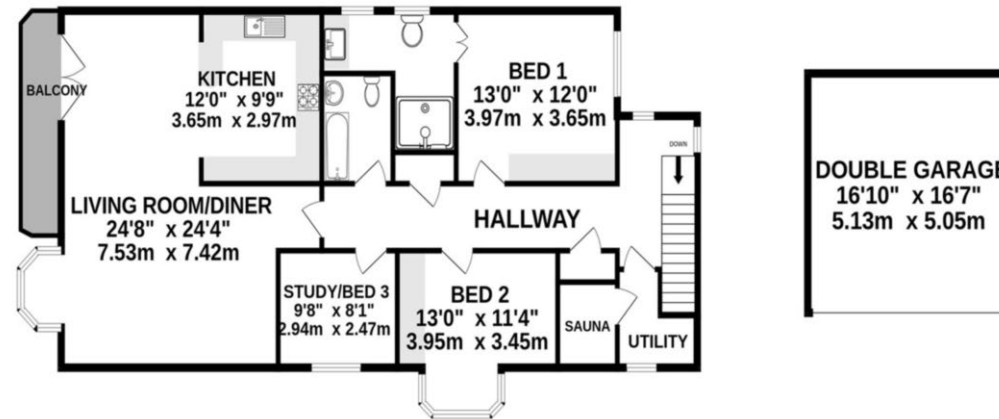
Trafford Borough Council. Tax band F. Amount payable for 2024/2025 is £2846.82.

#### **TENURE**

Leasehold with an original 999 years lease commencing 25th March 1982. There is a service charge payable of £239.00 per month.

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1ST FLOOR  
1538 sq.ft. (142.9 sq.m.) approx.



TOTAL FLOOR AREA: 1538 sq.ft. (142.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**HALE OFFICE**

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