



**GASCOIGNE  
HALMAN**

7 REGENCY COURT, GROVE LANE, HALE

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THE AREAS LEADING ESTATE AGENT



## 7 REGENCY COURT, GROVE LANE, HALE

**£259,000**

A modern, ground floor apartment, sitting in attractive communal grounds with a secure gated entrance. Two main reception areas, two bedrooms and two bath/shower rooms. One allocated parking space and additional visitor parking. NO ONWARD CHAIN.





A purpose built, ground floor apartment in a desirable modern development of both townhouses and apartments. The apartment is situated towards the rear of the building with views over the communal garden and allocated parking space to the front. Once inside the apartment there is a hallway which leads to a dining hall with wooden flooring, fully fitted kitchen with integrated appliances and lounge. The master bedroom has built in wardrobes and an en-suite shower room with white suite. There is a second bedroom also with built in wardrobes which has use of a modern bathroom. The apartment block is approached via a secure gated driveway, opened via an internal telecom system, whilst to the rear of the property are attractive, well-maintained communal gardens. The property has gas fired central heating and double glazed windows throughout. Offered for sale with NO ONWARD CHAIN.

#### **DIRECTIONS**

From our Hale office travel up Westgate to the top turning right onto Broomfield Lane and right again onto Hale Road. Travel along Hale Road passing Westminster Road on your left hand side to the traffic lights at Delahays Road/Park Road. Turn left into Delahays Road to the next set of traffic lights and then turn right into Grove Lane. Follow the and the apartments can be found towards the end of Grove Lane on the right hand side behind a secure gated entrance.

#### **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**

WA15 8RF

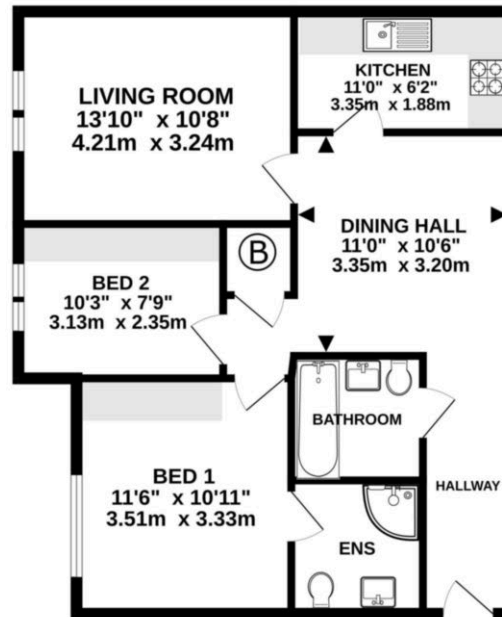
#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band E. Amount payable for 2024/2025 is £2408.84.

#### **TENURE**

Leasehold with an original 999 year lease commencing 29th June 2001. There is a service charge payable of £2324.94 per annum and a ground rent payable of £326.87 per annum.

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA - 713 sq ft (66.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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.

**HALE OFFICE**

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