



**GASCOIGNE
HALMAN**

APT 23 CONNAUGHT PLACE, HALE ROAD, HALE
BARNES, WA15 8SP

THE AREAS LEADING ESTATE AGENT



APT 23 CONNAUGHT PLACE, HALE ROAD, HALE BARNES, WA15 8SP

£625,000

One of four, stylish, penthouse apartments within a modern block with two lifts to all floors and two allocated, private parking spaces within the secure residents car park. Three beautifully presented bedrooms and two bath/shower rooms and a stylish modern kitchen fitted with a range of Neff appliances.





A spacious, penthouse apartment finished to a good standard throughout with high quality fixtures and fittings. The apartment is accessed via a secure telephone entry system with two lifts and staircases to all floors. Once inside the apartment the hallway leads to an open plan lounge/dining room/kitchen with extensive cabinetry and integrated appliances and large terrace, offering far reaching views. There are three spacious bedrooms, the master bedroom with stylish en-suite and private terrace. The further two bedrooms are served by a contemporary family bathroom. Externally the property has two allocated parking spaces and a communal bike store. The apartment is located close to excellent local amenities, transport links and reputable state and private sector schooling.

DIRECTIONS

From our Hale Office travel along Westgate, at the top turning right onto Broomfield Lane and right again on to Hale Road. Travel along Hale Road, through the traffic lights at Park Road and Delahays Road, passing St Ambrose College on the right hand side and Sunrise retirement home on the left hand side. The development can be found a short way along on the right hand side.

LOCATION

Hale Barns Village, with the recently redeveloped square, is within close proximity of the property, with excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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.

POSTCODE

WA15 8SP

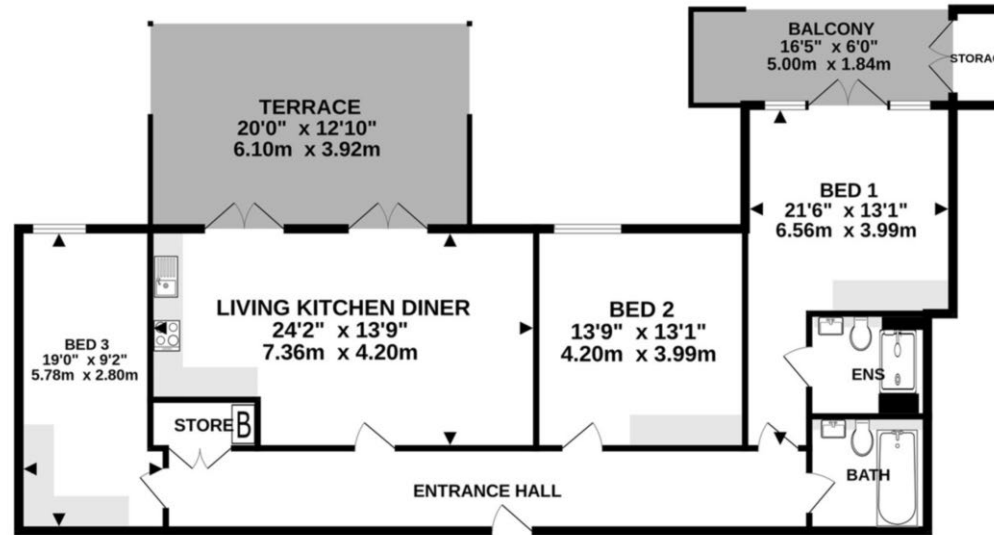
LOCAL AUTHORITY

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

TENURE

Leasehold with an original 250 years lease commencing 8th April 2015. There is a service charge payable of £1039.74 per quarter and a ground rent payable of £341.25 per annum.

TOP FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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