



**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

**£610,000**

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**

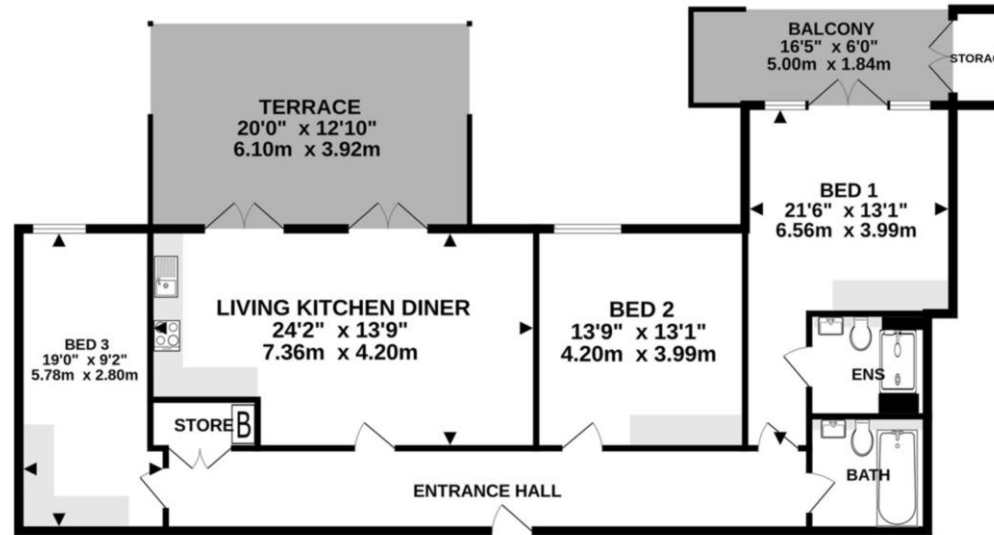
Trafford Borough Council. Tax band F. Amount payable for 2024/2025 is £2846.82.

#### **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  
Made with Metropix ©2024

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**

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE  
HALMAN**