



**GASCOIGNE
HALMAN**

4 GRANGE COURT, GRANGE ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT

| £274,400

A well-presented and improved two-bedroom 1st-floor apartment. Well-regarded gated development with designated parking, visitor parking and garage. Sought after residential location.

This two-bedroom apartment is very well-located on the first floor at the front of the development overlooking a woodland area that forms part of the grounds of Bowdon Church School. Grange Court is a private gated development comprising three blocks of nine apartments, set in 1.6 acres of spacious grounds and gardens. There are two electric gated entrances, one that leads to the main car park and the other which leads to the garages. The apartment is well presented throughout with a modern re-fitted kitchen with built-in and integral appliances and a modern bathroom. The main bedroom has a walk-in wardrobe, there is a second bedroom and storage room off the hallway. The main open-plan lounge/dining room is a lovely bright living space with a large window overlooking the woodland area to the front. The property is heated via electric heaters which are fully controllable via an app. This apartment is available with no onward chain.

POSTCODE

WA14 3EU

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.

TENURE

Leasehold with an original 999 years lease commencing April 1982. Each apartment also owns part of the Freehold. There is a service charge payable of £120.00 per calendar month.

LOCAL AUTHORITY

Trafford Borough Council. Tax band C. Amount payable for 2024/2025 is £1751.87

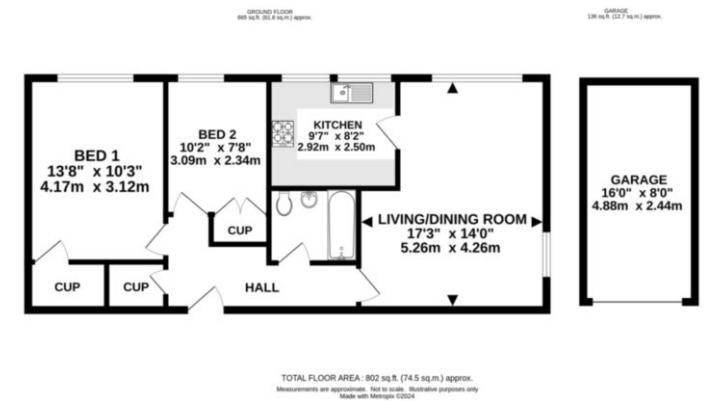
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