



**GASCOIGNE  
HALMAN**

APT 8 BELGRAVIA HOUSE, BROWN STREET,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## APT 8 BELGRAVIA HOUSE, BROWN STREET, ALTRINCHAM

**£400,000**

A well-presented, second floor, purpose built apartment, located on the edge of Hale Village, close to excellent amenities and transport links. Two bedrooms, two bath/shower rooms and a secure, undercroft parking space. Lift to all floors. NO ONWARD CHAIN.

EPC Rating B.





This purpose built, second floor apartment is ideally located on the edge of Hale Village close to extensive shops, bars and restaurants along with Hale railway station, commuting to Manchester and further afield. The apartment is accessed via an automated lift or staircase, with the lift also going directly into the secure, undercroft car park, where there is one allocated parking space. The apartment consists of a hallway with airing cupboard, open plan, dual aspect lounge/dining room and modern kitchen with extensive cabinetry and integrated appliances. The apartment has two bedrooms, one having its own ensuite and a separate bathroom. Externally the property can make use of the lawned, communal grounds. Apt 8 has been well-maintained, making the property ready to move into and is offered for sale with no onward chain.

#### **DIRECTIONS**

From the Hale Office travel along Ashley Road in the direction of Altrincham over the railway crossing and turning right onto Brown Street. Follow the road around the bend and the apartment block can be found a short way along on the right hand side.

#### **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 2WH

#### **TENURE**

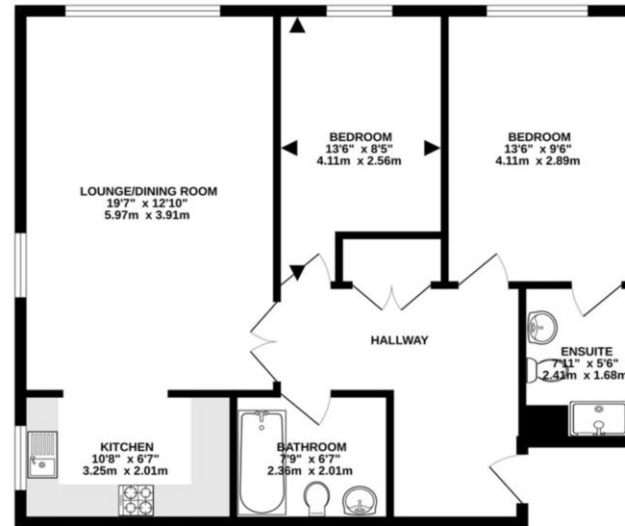
Leasehold with an original lease of 999 years with a residual term of 978 years. There is a service charge payable of £214.40 per calendar month.

#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band D. Amount payable for 2024/2025 is £1970.88

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GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with MyHomeplan 12/20

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**HALE OFFICE**

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