



**GASCOIGNE  
HALMAN**

APT 3 CHENIES, PARK ROAD, BOWDON

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THE AREAS LEADING ESTATE AGENT

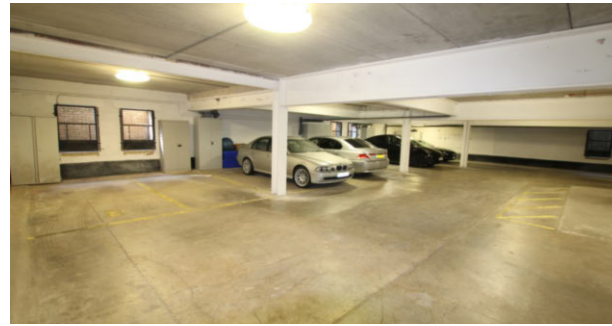


## APT 3 CHENIES, PARK ROAD, BOWDON

**Offers Over £825,000**

A superb three bedroom first floor apartment with spacious hallway, lounge and kitchen diner with direct access to outside terrace.





Tucked away within beautifully landscaped gardens, 'Chenies' stands as one of the most prestigious developments in the area, offering an exceptional opportunity for discerning buyers seeking a spacious apartment in a private, secure setting. No Onward Chain. This first-floor apartment boasts a generous south-facing terrace, overlooking stunning gardens.

Access to the development is via secure electric gates, with a lift providing direct access from the undercroft parking area, where the apartment benefits from two allocated spaces.

Upon entering, you are welcomed into a spacious and inviting dining hall, from which double doors lead into the breakfast kitchen. This well-appointed kitchen is generously sized and features an extensive range of high-quality units, with ample room for a table and chairs. It also offers direct access to the terrace, perfect for alfresco dining. The terrace can also be reached from the elegant lounge offering a perfect space for both relaxation and entertaining.

Adjacent to the lounge is a versatile space that can be used as a third bedroom or study. Next to this room and again off the hallway is a very useful utility room. The apartment also includes a convenient cloakroom, a guest WC, and several built-in storage cupboards.

The master bedroom, positioned at the front of the property, is generously sized and features an en suite bathroom. The second bedroom is also well-proportioned and includes a modern en suite shower room.

#### **DIRECTIONS**

WA14 3JJ

#### **LOCATION**

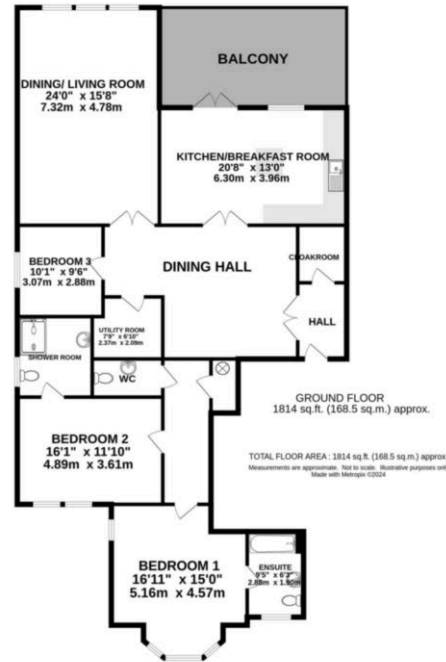
Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, 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.

#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band G. Amount payable for 2024/2025 is £3284.78

#### **TENURE**

Freehold



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## HALE OFFICE

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