



**GASCOIGNE
HALMAN**

RICHMOND COURT, BOWDON

THE AREAS LEADING ESTATE AGENT



RICHMOND COURT, BOWDON

£345,000

An immaculately presented, purpose built, second floor apartment in a highly desirable residential location in Bowdon. Open plan lounge/dining room, modern kitchen, two bedrooms and a contemporary bathroom. Private single garage, off road parking and attractive communal gardens.

Located close to Hale Village and Altrincham Town Centre with their excellent motorway links, amenities and public transport networks, this purpose-built second-floor apartment has been very well maintained and is presented to a high standard throughout.

The apartment has a contemporary, decorated communal entrance hall with a staircase leading to the upper floors. Once inside the apartment, there is an entrance hall with a cloakroom leading to a generous open-plan lounge/dining room and a separate, stylish, fully fitted kitchen including extensive cabinetry and a range of integrated appliances.

There are two bedrooms, a double and a single and a contemporary family bathroom plus extensive storage space. Externally there are easily maintained communal gardens with parking and a private single garage to the rear, with up and over garage door. The property would be ideal for a first-time buyer or investor or a small family due to convenient access to Grammar Schools.



DIRECTIONS

From the Hale Office travel along Ashley Road in the direction of Altrincham, crossing the railway line and continue to the traffic lights. At the traffic lights take second left onto Langham Road passing Heald Road on the right hand side and Vicarage Lane on the left hand side. Take the next road on the right hand side on to Richmond Road and travel up the hill. The property can be found on the left hand side towards the end of Richmond Road just before reaching Stamford Road.

LOCATION

Richmond Court is an exclusive and diverse development lying within a highly favoured position for best schools in Trafford.

In close vicinity there are two beautiful country-style pubs, refined walks within the Cheshire countryside, or in the stunning Dunham Massey, Devisdale and Denzell Gardens. The setting is ideal with commanding views toward a variety of surrounding trees, and the Peak District in the distance to the front and St Mary's church to the rear.

The property is well placed for easy access to the M56 and A56, 20 minutes walk to the tram stop which offers a 26 minutes service to Manchester City centre or train station with service to Chester/Manchester Piccadilly. Manchester Airport lies 3.8 miles away.

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of as are the "Outstanding rated" Grammar schools.

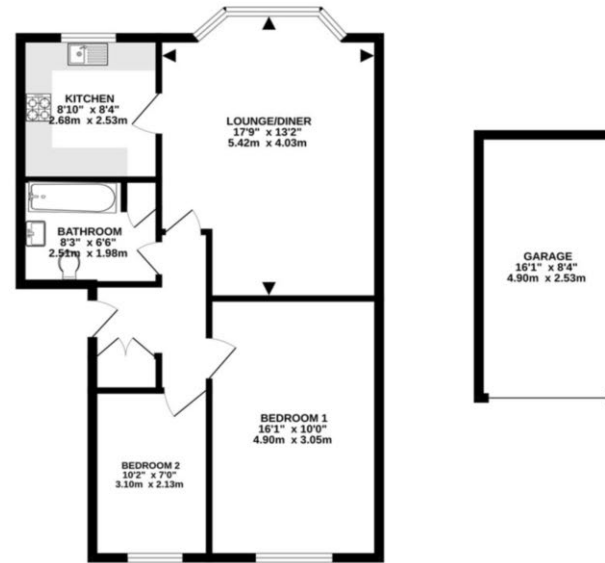
POSTCODE

WA14 2TZ

TENURE

Leasehold with an original lease of 999 years commencing October 1973. There is a ground rent payable of £15.00 per annum and a service charge payable £148.48 pcm.

SECOND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
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HALE OFFICE

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