



**GASCOIGNE
HALMAN**

THE RESIDENCE, HALE ROAD, HALE

THE AREAS LEADING ESTATE AGENT



THE RESIDENCE, HALE ROAD, HALE

£900,000

A Beautifully Presented Three-Bedroom Ground-Floor Apartment in a Prestigious Hale Development. Direct access to delightful communal gardens.

Set within one of Hale's most exclusive modern developments, this beautifully appointed three-bedroom ground-floor apartment offers luxurious living in an exceptional location. Built in 2007 by renowned developer August Blake, The Residence is a prestigious, purpose-built complex of just six apartments, nestled within immaculate landscaped grounds and accessed via secure electric gates.

The apartment itself is impeccably maintained and thoughtfully designed, combining spaciousness, style, and practicality.

Upon entering, you are welcomed by a wide hallway that includes a study area, a boiler cupboard, and a separate cloaks cupboard, ideal for everyday functionality.



To one side lies the contemporary kitchen/diner, perfectly arranged for both casual meals and entertaining, while the generously sized living room opens directly onto the beautifully maintained communal gardens, shared only by a handful of residents, offering both privacy and tranquility.

The apartment features three generous double Bedrooms, two of which benefit from luxurious en-suite bath/shower rooms. A further family bathroom ensures convenience for guests or family members. The master Suite is a true retreat, enhanced by a bespoke fitted dressing area and direct garden access.

Adding to its appeal, the apartment includes two secure under-croft parking spaces accessible via a lift or stairs from the communal Entrance Hall. Residents also enjoy beautifully designed communal grounds, complete with meandering paths and serene water features, creating a peaceful oasis moments from urban amenities.

With superb access to motorway links and public transport, as well as the vibrant shops, restaurants, and cafes of Hale, this apartment represents one of the most exceptional opportunities on the market today.

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 2025/2026 is £3534.72

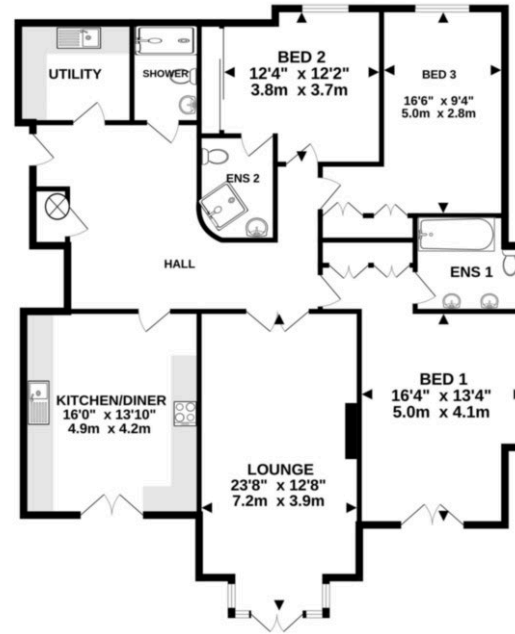
TENURE

Leasehold - Lease expires 31st December 3003 -- 978 years remaining

POSTCODE

WA15 8RD

GROUND FLOOR
1680 sq.ft. (156.1 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan CS2025

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

**GASCOIGNE
HALMAN**