



**GASCOIGNE
HALMAN**

COLLEGE HOUSE. SOUTH DOWNS ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



COLLEGE HOUSE. SOUTH DOWNS ROAD, BOWDON

£1,100,000

Situated in an elevated position close to Hale village and its excellent range of amenities is this beautifully presented luxury apartment. Comprising of a spacious drawing room, dining hall and breakfast kitchen, three generous bedrooms and three bath/shower rooms. Secure gated entrance, private undercroft parking and attractive communal gardens. Lift to all floors.

This apartment is designed to take full advantage of the spectacular views looking towards The Cheshire Plain. The property is approached from the ground floor via an automatic lift which also descends into the basement garage. The entrance hall has a cloaks cupboard with separate WC, and in turn leads to an open plan dining hall. The separate lounge leads to a generous balcony and a fully fitted breakfast kitchen with a range of appliances and utility room adjacent. There are three double bedrooms all of which incorporate their own en-suite facilities, the master also having a walk-in wardrobe.

This modern apartment has two undercroft car parking spaces in the basement garage behind a secure gated entrance. College House stand in its own beautifully landscaped gardens approached through electrically operated entrance gates with video entry system.





LOCATION

Bowdon and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and beyond via the Metrolink facility at Altrincham station, and the access point to the North West motorway network and Manchester International Airport are just a short driving time away. Nearby Hale is a vibrant village renowned for its specialist shops, services and restaurants and Hale railway station offers links with Knutsford, and further afield to Chester. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots, House of Fraser, etc. and 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 H - amount payable for 2025/2026 is £4241.68

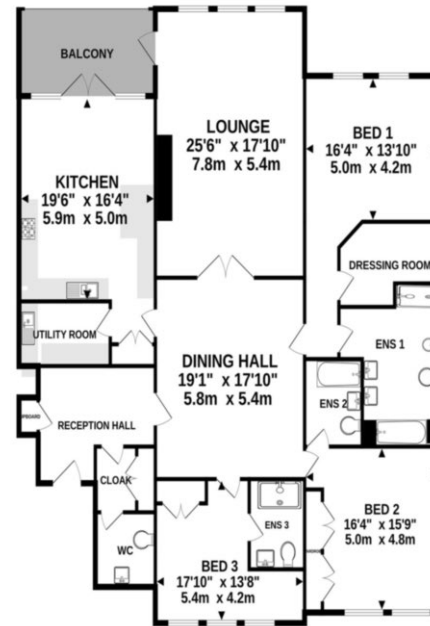
TENURE

Leasehold - 125 years from 1st November 1998

POSTCODE

WA14 3DZ

GROUND FLOOR
2500 sq.ft. (232.3 sq.m.) approx.



TOTAL FLOOR AREA: 2500 sq.ft. (232.3 sq.m.) approx.
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HALE OFFICE

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