



**GASCOIGNE
HALMAN**

LANGHAM MOUNT, EAST DOWNS ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



LANGHAM MOUNT, EAST DOWNS ROAD, BOWDON

£725,000

A Stunning two-bedroom triplex apartment in a prime location with a secure entrance. Two main reception areas, two bedrooms and two shower rooms. A private garage, allocated parking and a spectacular private rooftop terrace.

DESCRIPTION

Nestled in a desirable urban location, this property offers a unique blend of style, comfort, and convenience, ideal for modern professionals, couples, or as a lucrative investment. Access to the development is provided via a secure, gated entrance that opens into the private parking area. Residents benefit from immediate access to the beautifully maintained communal gardens before entering the main building. Upon entering the apartment and ascending the internal staircase (which includes a useful cloaks cupboard), you reach the formal lounge. This impressive reception space will not disappoint, featuring expansive windows that flood the room with natural light. The lounge boasts remarkable 11-foot ceiling heights and many original features, creating a truly magnificent area for relaxation and entertainment.





A further half staircase ascends to the private residential quarters, revealing the expansive additional accommodation. This upper level masterfully integrates a bright and airy open-plan kitchen, a dedicated living/dining area perfect for family life and entertaining, two generous double bedrooms offering comfortable retreats, and two well-appointed, contemporary bathrooms, one being en-suite to the master bedroom which also has a fully fitted walk in dressing room.

The expansive 31-foot hallway defies conventional use, offering significantly more than a simple passageway. Its substantial width has been intelligently designed to comfortably accommodate a functional home study area, perfect for remote work or quiet contemplation. The space is both practical and aesthetically pleasing, featuring a series of stylish, fitted 'floating' storage units that maximise utility while maintaining a sleek, uncluttered appearance.

The crowning glory and undeniable 'WOW factor' of this exceptional property is the magnificent private rooftop terrace, accessed directly from the main hall via an elegantly turned staircase. This spectacular outdoor sanctuary offers an elevated experience of luxury living. The panoramic views are absolutely stunning, providing a breathtaking vista that sweeps across the picturesque Cheshire plains and reaches as far as the iconic landmark of Jodrell Bank. This truly unique space can be enjoyed throughout every season, offering a serene and exclusive retreat for relaxation, al fresco dining, or simply soaking in the remarkable surroundings.

Langham Mount offers the rare and highly desirable benefit of co-ownership of the Freehold. This unique arrangement puts you firmly in the driving seat, granting direct influence and control over all future decisions regarding the development. It ensures a strong, collective stake in the property's management and future direction.

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.

TENURE

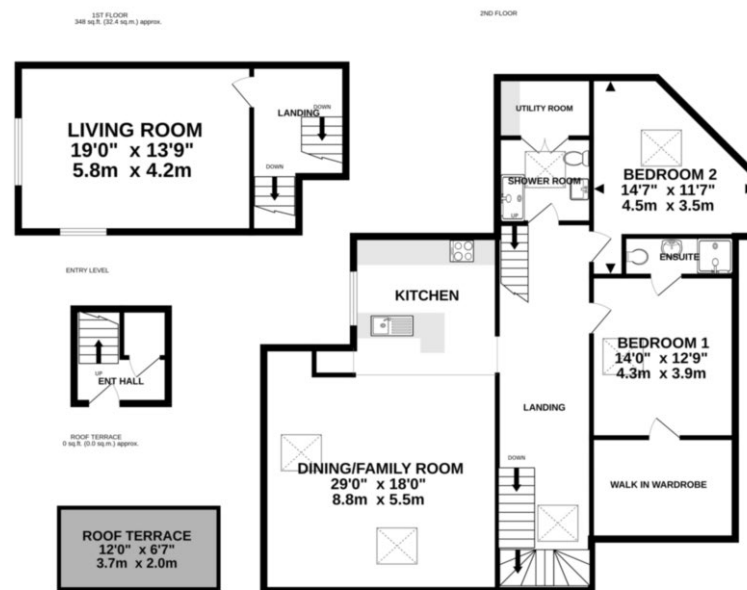
Leasehold

LOCAL AUTHORITY

Trafford Borough Council Tax Band: F. Amount payable for 2025/26 is £3063.42

POSTCODE

WA14 3NL



TOTAL FLOOR AREA : 1653 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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