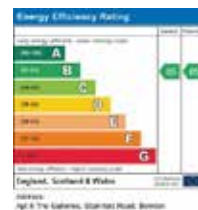


TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (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.

THE AREAS LEADING ESTATE AGENCY

Hale

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APT 6 THE GALLERIES
Stamford Road, Bowdon
£584,950

A stunning first floor, purpose built apartment in a highly desirable residential location close to Hale Village and Altrincham Town Centre and their excellent range of amenities. Open plan lounge/ dining room and kitchen, two double bedrooms and two bath/shower rooms. Secure gated entrance, two allocated parking spaces and communal gardens. NO ONWARD CHAIN.



GASCOIGNE HALMAN

- Low level floor lighting operated automatically by movement in the hallway
- Video monitor and audio connection panel for gates and access
- Multi zone Lutron lighting with mood settings to the lounge/dining room/lounge
- Hand built Harrison Collier kitchen with walnut and paint finished by Farrow & Ball

- Two allocated parking spaces, bicycle store and bin store to the rear and landscaped grounds
- Underfloor heating throughout with individual room controls
- Passenger lift to all floors together with communal staircase
- Still under developers warranty provided by Checkmate



DESCRIPTION

A stylish apartment which combines contemporary and classic features throughout including the retention of gorgeous Victorian features including generous ceiling heights, deep skirting boards and detailed cornicing, all add to the grandeur of the space. The opulent communal entrance and its white marble effect tiles are the first taste of the quality that features throughout, having stairs and lift to all floors. There is a stunning open plan kitchen/dining room/lounge with hand painted kitchen and a range of integrated appliances and two double bedrooms both with luxurious en-suites.

The development is set in fully landscaped communal gardens incorporating lighting to the front and rear of the property, with two allocated parking spaces.

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

£584,950

APT 6 THE GALLERIES

Stamford Road, Bowdon



away. 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.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham, travelling over the railway line and to the traffic lights at the crossroad with Stamford Road. Continue over on to Stamford Road and the apartment can be found a short way along on the left hand side, on the corner of West Road,

clearly marked by a Gascoigne Halman "for sale" board.

TENURE

Leasehold with an original lease of 250 years. Subject to solicitors verification.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2018/2019 is £2474.81

VIEWING

Viewing strictly by appointment through the Agents.

EIGHTEEN NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN