

R E S I D E
STOCKPORT



Valiant House, 1 Hope Square
Altrincham, WA14 2YP

Offers Over £625,000

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Three bedroom duplex apartment in the heart of Altrincham Town Centre.

On the second floor there is a superb corner aspect open plan lounge and kitchen diner, with lovely floor to ceiling windows and a good sized balcony overlooking Altrincham, as well as Bedroom 3 and a downstairs WC.

On the third floor there are two further double bedroom, master with ensuite and family bathroom.

Secure allocated car parking space on the ground floor of the adjacent NCP car park.

Open Plan Lounge & Kitchen

Bespoke crafted kitchen units with contemporary worktops, one and a half bowl undermounted sink with single level monoblock mixer tap.

Built in canopy extractor hood with lighting, Bosch built in double oven & hob.

Integrated Candy dishwasher and fridge freezer, with freestanding washer dryer in the hall cupboard.

Designer engineered real wood flooring within the hall ways and living areas with porcelain tiles within the kitchen areas.

Bedrooms & Bathrooms

Carpets provided within the bedrooms. Bathrooms and shower rooms have fully tiled walls and tiled floors.

Master bedroom with en-suite shower room and a separate family bathroom.

Duravit basin and toilet, en-suite has an enclosed shower cubicle with a Hansgrohe shower. Bathrooms feature a steel bath with a separate Hansgrohe bath and overhead shower, plus a fitted shower screen.





Electrical & Heating

Highly efficient heating system with slimline electric panelled radiators which are both programmable, and can be operated remotely via an app.

MVHR system installed, ensuring a continued supply of fresh filtered air into the apartment, and significantly improving the energy efficiency of the property.

Sky or Virgin Media connection directly into each apartment and Cat 5 points provided in the living room and bedrooms.

TV points in lounge and bedrooms and low energy lighting throughout.

Outside

Accessible lift to all floors and entrance to the apartment through generous entrance lobby. Secure video entry system to each apartment. CCTV within the building and on the exterior, external lighting & lift to all floors.

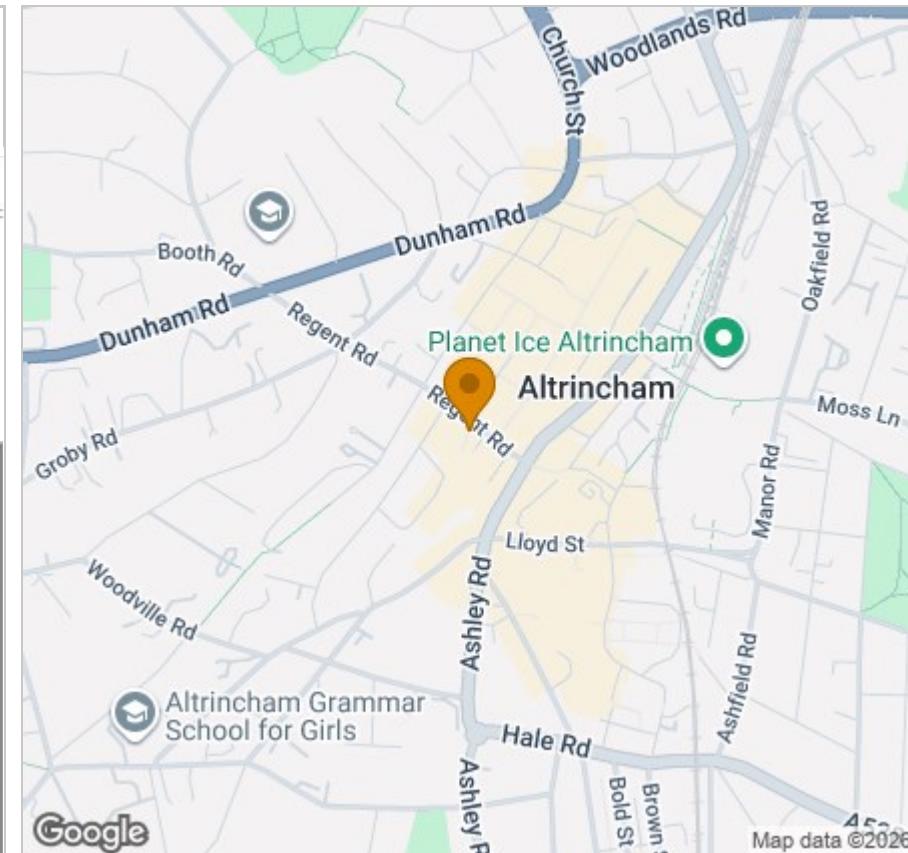
Car parking is allocated within the adjacent NCP car park.

- Three double bedrooms
- Duplex Apartment
- Master bedroom with en-suite
- Large Balcony
- 1253 sqft
- Car parking space
- Glorious corner aspect
- Heart of Altrincham Town Centre
- Superb Specification
- EPC Rating C

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

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57a St Petersgate, Stockport, Cheshire, SK1 1DH

Tel: 0161 808 0660 Email: info@residestockport.com

www.residestockport.com