



ASHWORTH HOLME
Sales · Lettings · Property Management



APT 1 ST. MARGARETS ROAD, WA14 2BG
£475,000



2



2



2



DESCRIPTION

AN INCREDIBLY WELL-PRESENTED AND RECENTLY REFURBISHED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, COMPLETE WITH A SINGLE GARAGE, FORMING PART OF A HIGHLY SOUGHT-AFTER AND EXCLUSIVE DEVELOPMENT IN THE BOWDON CONSERVATION AREA.

The accommodation includes an 'L'-shaped entrance hallway with built-in storage, a generous lounge with twin French doors providing direct garden access, and an adjoining dining room offering a defined yet open-plan feel. The newly fitted kitchen features quality integrated appliances. The principal bedroom includes a full wall of fitted wardrobes and a stylish en-suite shower room, while the second bedroom is another well-proportioned double. The main bathroom has been newly installed, and there is also a separate WC. The property benefits from gas central heating and double glazing. Externally, there is a good-sized single garage in addition to ample residents' parking.

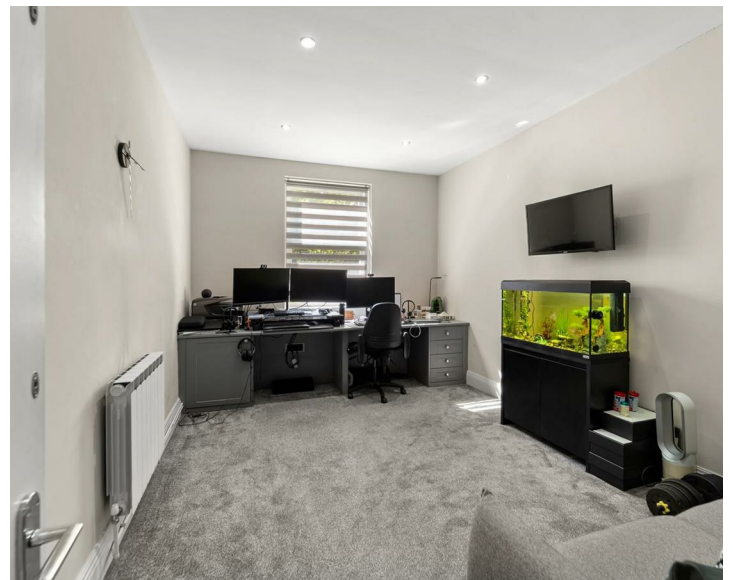
Beech Lawn is a prestigious development set within beautifully maintained, tree-lined communal gardens in the heart of the Bowdon Conservation Area — a location long recognised for its charm, character, and convenience. Ideally positioned, the apartment is just half a mile from Altrincham Town Centre with its vibrant market, wide range of amenities, and Metrolink station offering direct access to Manchester and surrounding areas.

This ground floor apartment enjoys one of the most desirable positions within the development, with twin French doors from the lounge opening onto the communal grounds. NO ONWARD CHAIN. Leasehold – 85 years remaining. Service charge £275 PCM. No ground rent payable. Council Tax Band F. Freehold owned by Beech Lawn Management Company Limited, of which all owners are directors, so any lease extension is expected to be available at a reasonable cost.

KEY FEATURES

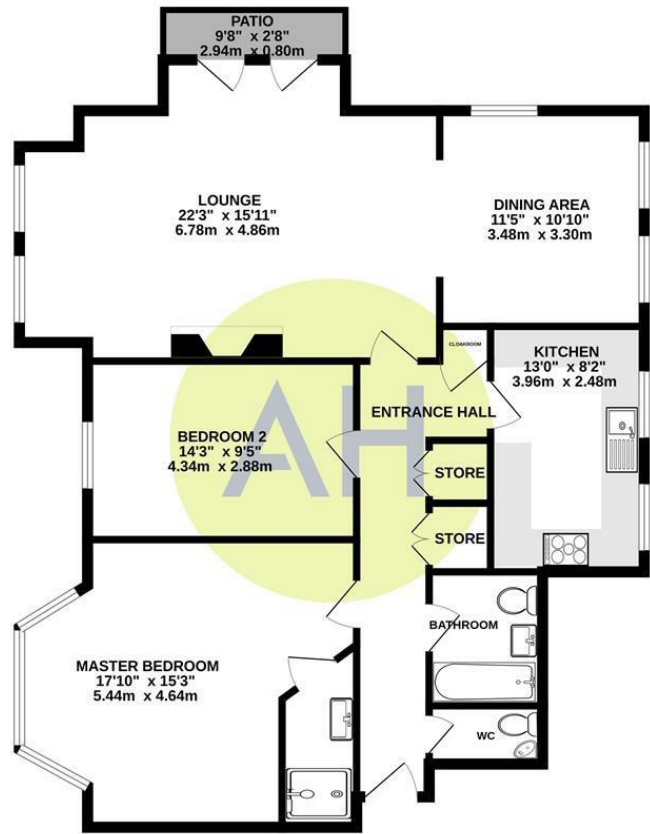
- Recently refurbished ground floor apartment
- Stylish new kitchen with integrated appliances
- Principal bedroom with en-suite
- Single garage and ample residents' parking
- Two spacious double bedrooms
- Lounge with access to communal gardens
- Freehold owned by residents
- Exclusive Bowdon Conservation Area location







GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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.
Made with Metropix v2025

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	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.