



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (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 |           |



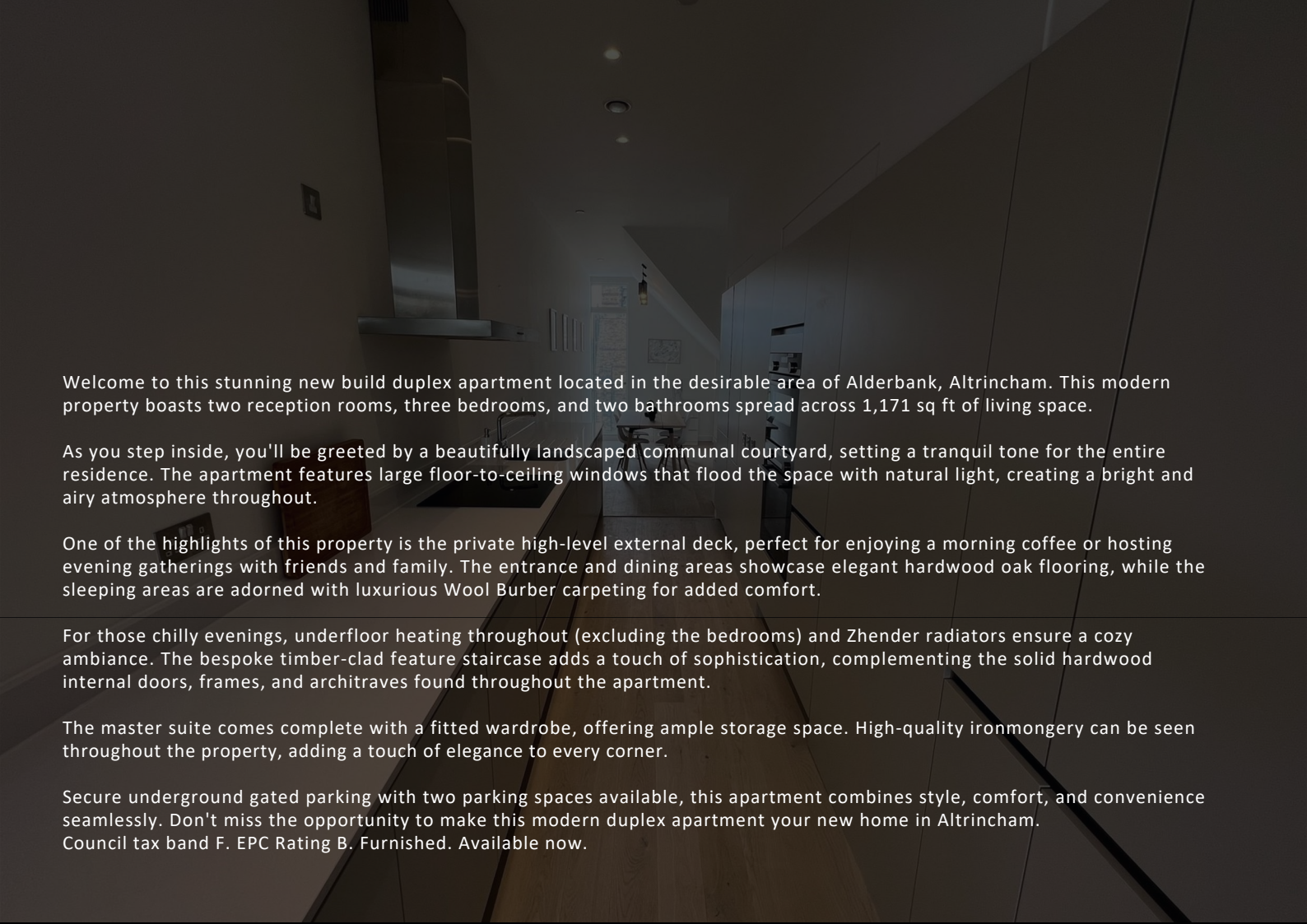
St. Johns Road |  
£2,750 PCM



175 Ashley Road | Hale | WA15 9SD  
t: 0161 928 9355  
e: info@hibberthomes.com  
www.hibberthomes.com

|            |        |             |              |                    |           |
|------------|--------|-------------|--------------|--------------------|-----------|
| Bedrooms 3 | Bath 2 | Reception 2 | Parking here | Area 1171.00 sq ft | Type here |
|            |        |             |              |                    |           |





Welcome to this stunning new build duplex apartment located in the desirable area of Alderbank, Altrincham. This modern property boasts two reception rooms, three bedrooms, and two bathrooms spread across 1,171 sq ft of living space.

As you step inside, you'll be greeted by a beautifully landscaped communal courtyard, setting a tranquil tone for the entire residence. The apartment features large floor-to-ceiling windows that flood the space with natural light, creating a bright and airy atmosphere throughout.

One of the highlights of this property is the private high-level external deck, perfect for enjoying a morning coffee or hosting evening gatherings with friends and family. The entrance and dining areas showcase elegant hardwood oak flooring, while the sleeping areas are adorned with luxurious Wool Burber carpeting for added comfort.

For those chilly evenings, underfloor heating throughout (excluding the bedrooms) and Zhender radiators ensure a cozy ambiance. The bespoke timber-clad feature staircase adds a touch of sophistication, complementing the solid hardwood internal doors, frames, and architraves found throughout the apartment.

The master suite comes complete with a fitted wardrobe, offering ample storage space. High-quality ironmongery can be seen throughout the property, adding a touch of elegance to every corner.

Secure underground gated parking with two parking spaces available, this apartment combines style, comfort, and convenience seamlessly. Don't miss the opportunity to make this modern duplex apartment your new home in Altrincham. Council tax band F. EPC Rating B. Furnished. Available now.

