



**GASCOIGNE  
HALMAN**

CORNHILL, PARK ROAD, BOWDON

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THE AREAS LEADING ESTATE AGENT



## CORNHILL, PARK ROAD, BOWDON

**Offers Over £600,000**

A Stunning First Floor Apartment Offering Over 1,800 sq ft of High-Specification Living with Three Bedrooms each Fitted with an Ensuite.





## DESCRIPTION

Experience refined living in this superb 1,800 sq. ft. residence, set within the exclusive gated grounds of Cornhill. An architectural nod to Art Deco elegance, this first-floor home offers a seamless blend of grand proportions and high-specification finishes. At its heart lies a spectacular open-plan hub, where a sleek designer kitchen with a central island flows into an expansive living area. Floor-to-ceiling glass opens to a private south-facing balcony, perfect for sun-drenched entertaining.

The accommodation features three generous double suites, each boasting its own luxury ensuite. The primary suite is a true sanctuary, complete with bespoke cabinetry and a spa-like bathroom featuring a built-in television. With underfloor heating, integrated surround sound, and secure undercroft parking, this property offers a rare lifestyle opportunity just moments from the vibrant hearts of Hale and Altrincham.

## 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 with an original lease of 999 years from January 2006. There is a service charge payable of £7200 and ground rent of £247.35 per annum.

## LOCAL AUTHORITY

Trafford Borough Council. Tax Band H

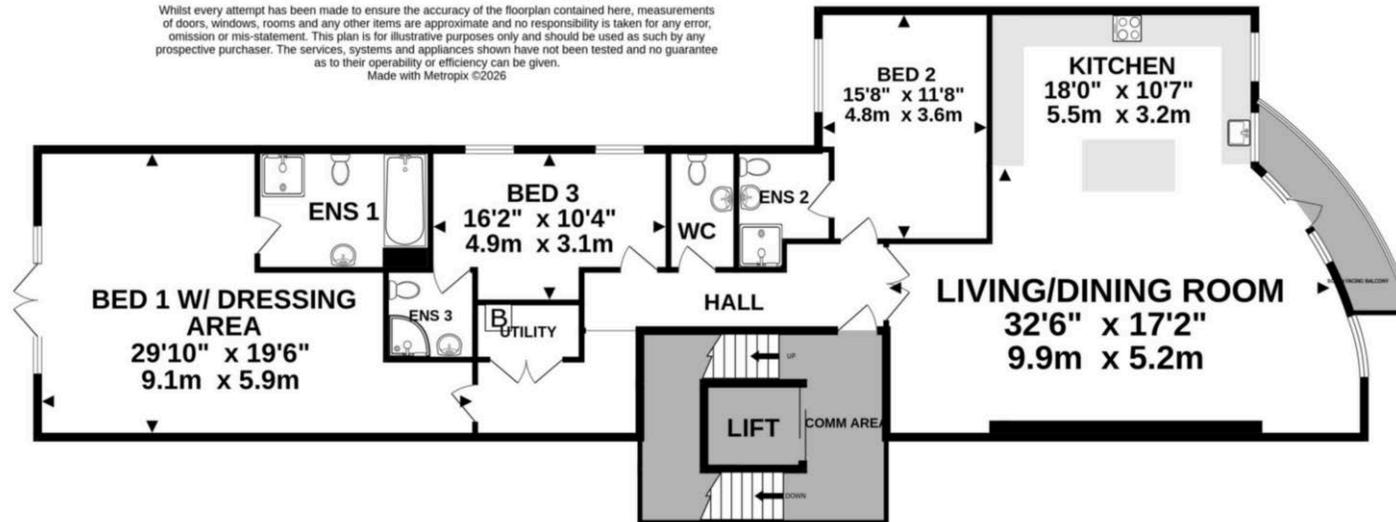
## POSTCODE

WA14 3JF

## FIRST FLOOR

TOTAL FLOOR AREA : 1850 sq.ft. (171.9 sq.m.) approx.

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### HALE OFFICE

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