



**GASCOIGNE
HALMAN**

3 REGENT COURT, GROBY ROAD, ALTRINCHAM,
TRAFFORD COUNCIL TAX BAND C/ EPC RATING C

THE AREAS LEADING ESTATE AGENT

A beautifully presented ground-floor apartment for the over 60s, ideally located in the heart of Altrincham, just moments from Altrincham Market. The accommodation includes a spacious living room with direct access to attractive communal gardens, a modern refitted kitchen and shower room, and a generous double bedroom with fitted wardrobes. The development offers a welcoming communal lobby, secure intercom entry, and convenient gated access to the market and town centre amenities from the rear car park.

DESCRIPTION

Nestled within a highly regarded development for the over 60s, this well-proportioned one-bedroom ground-floor apartment offers an exceptional opportunity to enjoy independent living in one of Altrincham's sought-after central locations. Perfectly positioned just moments from the vibrant Altrincham Market and town centre amenities, residents also benefit from a private gated access to the market via the rear of the development, ensuring everything you need is right on your doorstep.

The accommodation is light, comfortable, and thoughtfully designed. A welcoming entrance hallway leads to a bright and spacious living room, featuring a glazed door that opens directly onto beautifully maintained communal gardens; the perfect spot to relax and enjoy the peaceful surroundings. The refitted kitchen has been designed with both practicality and style in mind, offering modern units and integrated appliances. The refitted shower room provides a modern finish with a walk-in shower enclosure, while the generous double bedroom includes fitted wardrobes to maximise storage space.

The development itself enjoys a communal lobby area and a secure intercom entry system for residents' peace of mind. Well-kept communal gardens provide an attractive backdrop to the apartments, offering pleasant outdoor seating areas to be enjoyed throughout the year.

With its unbeatable central location, attractive interior, and charming communal setting, this delightful apartment presents an ideal opportunity for those seeking comfort, security, and convenience in later life, right in the heart of Altrincham.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

SAT NAV: WA14 1PQ

TENURE

Leasehold - Approx 87 Years Remaining
Ground Rent £490.64 Per Annum
Service Charge: £4,624.28 Per Annum

LOCAL AUTHORITY

Trafford - Tax Band C



ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

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