



St. Margarets Road, Altrincham, WA14

Asking Price of £300,000





## Property Features

---

- Stunning One Bedroom Apartment
- Open-Plan Living Space
- Off-Road Parking
- Beautiful Communal Gardens
- Gas Central Heating
- Short Walk to Altrincham Town Centre
- Catchment of Outstanding Schools



## Full Description

---

A bright and spacious one-bedroom apartment located in a well-maintained development, just a ten-minute walk into Altrincham town centre with a wide array of shops and amenities. The apartment benefits from high ceilings and large sash windows; a generous open-plan Lounge-Kitchen, with a modern fitted kitchen and bathroom. The property has access to off-road parking and beautiful communal gardens.





## ENTRANCE HALL

The property is located on the first floor with a vestibule for hanging coats and storing outdoor shoes, which also offers a pendant light fitting; laminate wood effect flooring, and the intercom system to allow access to the building.

From the vestibule, one enters the entrance hall which is fitted with carpeted flooring; a double-panel radiator; and doors leading to the bedroom, bathroom, lounge-kitchen and a large storage cupboard with hanging rails and a shelf.

## LOUNGE/DINER/KITCHEN

**15' 5" x 19' 3" (4.71m x 5.89m)**

The lounge-kitchen area is a large open-plan space with room for dining, relaxing, and cooking. This room offers large sash windows overlooking the communal gardens; wood effect laminate flooring; recessed spotlighting and a pendant light fitting; two double panel radiators and a fitted kitchen area.

The kitchen is fitted with a range of matching base-level storage units; with quartz worktops over; a recessed stainless steel sink with chrome flexi tap over; an integrated washer-dryer; oven; induction hob; and a breakfast bar with four bar stools.

## BEDROOM

**11' 3" x 8' 8" (3.45m x 2.65m)**

The bedroom is accessed from the entrance hall and benefits from two large windows to the side aspect, with fitted roller blinds. The bedroom also offers carpeted flooring; a double panel radiator; and access to a storage cupboard housing the combi boiler.





## SHOWER ROOM

**6' 3" x 5' 4" (1.93m x 1.65m)**

The modern shower room offers a wall-mounted hand wash basin with storage under and wall mounted mirror over; a low-level WC; a wall-mounted chrome heated towel rail; tiled flooring and part tiled walls; a walk-in shower with chrome thermostatic shower system and glazed screen; an extractor fan and recessed spot lighting.

## EXTERNAL

The property offers a large communal car park to the front of the property, with allocated parking for all residents and ample guest parking spaces. From the car park, one can enter a side door which leads to a shared basement storage facility also housing the electric meters.

The communal gardens can be reached via either side of the property. The gardens are extensive and stocked with mature shrubs and trees. The gardens are maintained by the management company and can be enjoyed by all residents.

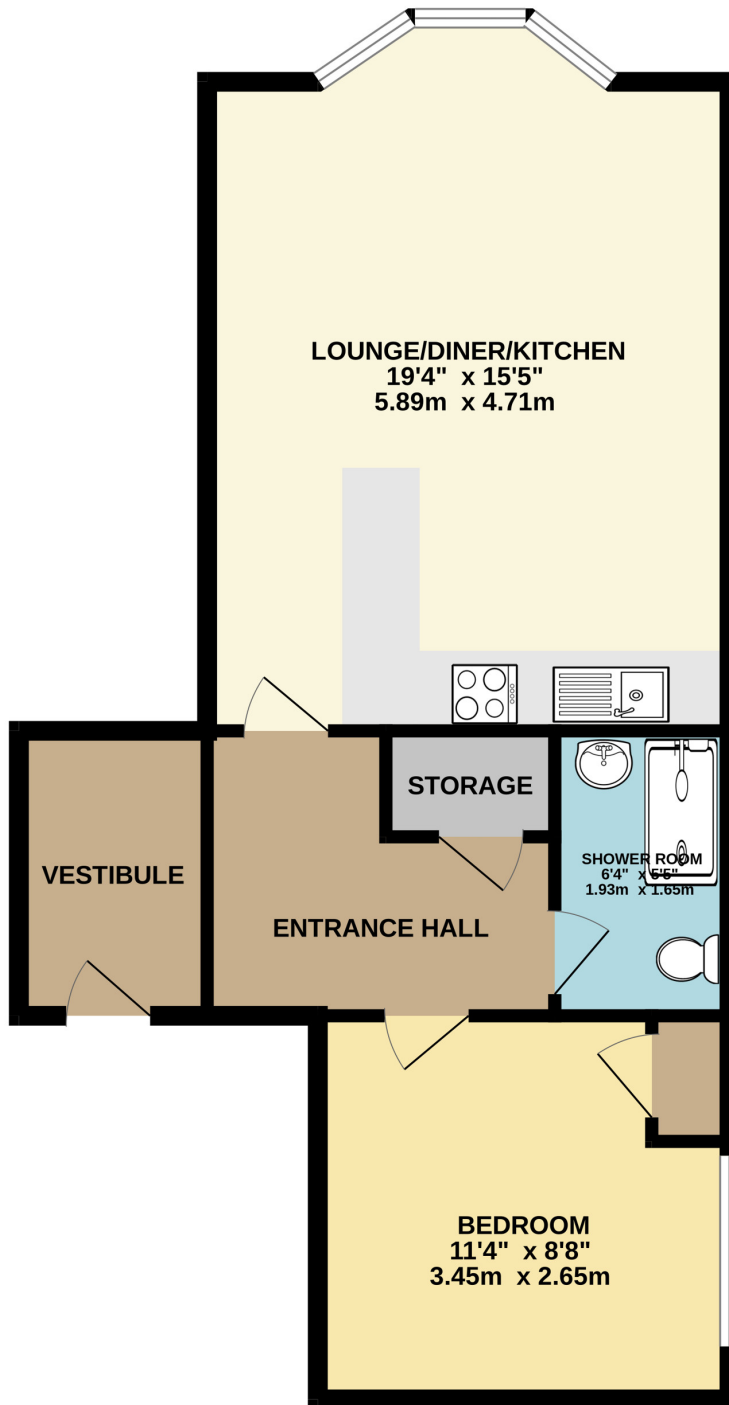






Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 ©2023

# COMMON QUESTIONS

- 1. When was this property built?** This apartment is situated in the originally converted Victorian-style mansion house, which build between 1900 and 1929. The original mansion was home to the English composer John Ireland. More modern additions to the property were added in the 1980/90s.
- 2. When did the current owners purchase this house?** The current owners purchased this apartment in 2021.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant single-occupant owners.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this apartment is sold leasehold. The lease is was 999 years from 1983, therefore there are 957 years remaining on the lease. The service charge is £180 pcm. The freehold is owned by the National Trust. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** At this location, fibre-to-the-cabinet broadband is available.
- 6. Which are the current owner's favourite aspects of this property?** The current owners advise that they have particularly enjoyed the tall ceilings, the feature bay window, the quiet and leafy setting, and the character of the building and its attractive communal grounds.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in January 2026 and the electrics in 2023.
- 9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £100 pcm. The property is in Trafford Council and is in Band C, currently £1,885.16 per annum.
- 10. Is there access to the loft space, and has it been boarded for storage?** There is no access to the loft space. Communal storage is available in the property's basement.
- 11. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised they would be willing to consider selling some of the furniture and would happily discuss after a sale is agreed.
- 12. Are pets allowed in this property and can the apartment be rented?** The vendor has advised the management company allow rental of the apartments for 12 months, longer term rental will need to be approved. If a resident wishes to keep a pet in the property consent from the management company will need to be sought in writing.