



Apt 2113, 30 Woodfield Road, Altrincham
Altrincham

£75,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Apartment 2113

30 Woodfield Road, Altrincham

50% Shared Ownership A one bedroom ground floor apartment within a convenient location. Local shopping retail parks, central Altrincham and useful commuter links are all within convenient reach. Internally the property offers contemporary living with one double bedroom, one bathroom and an attractive open plan living room and kitchen space with large glass windows and door leading to the large terrace/balcony area. Viewings essential in order to fully appreciate.

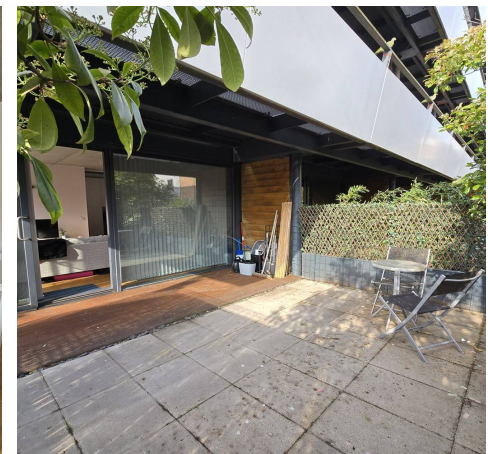
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- MONTHLY RENT £246/ MONTHLY SERVICE CHARGE £322
- IMPRESSIVE OUTSIDE TERRACE WRAPPING AROUND APARTMENT
- ONE BEDROOM
- UNDERGROUND PARKING £60 PER MONTH
- CONVENIENT LOCATION FOR ALTRINCHAM, RETAIL PARKS AND TRANSPORT LINKS
- GROUND FLOOR APARTMENT 50% SHARED OWNERSHIP



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Offered to the market as a 50% shared ownership home, this well-presented one double bedroom ground floor apartment forms part of the Budenburg development, providing an excellent opportunity for first-time buyers looking to step onto the property ladder.

The accommodation briefly comprises a welcoming private entrance hallway leading into a well proportioned living room, enhanced by large windows to the side and rear that provide a good degree of natural light. A sliding door opens directly onto an impressive terrace/patio, seamlessly blending indoor and outdoor living and creating an ideal space for relaxing or entertaining.

The property further benefits from a well-appointed kitchen, a generous double bedroom, and a modern bathroom, offering comfortable and practical living throughout.

Externally, the standout feature is the expansive wrap-around balcony/patio area, extending across the rear and side of the apartment, providing a unique outdoor space rarely found with similar properties.

Additional benefits include secure underground parking, (With a monthly charge of £60).

This attractive home combines convenience, outdoor space, and affordability, making it a fantastic opportunity within this sought-after development.

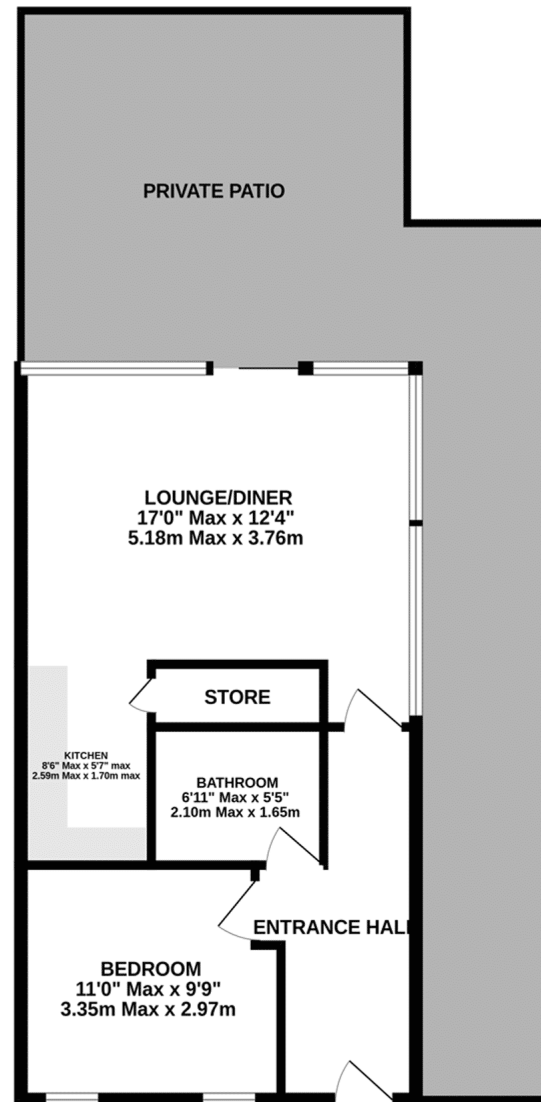
All potential purchasers must be approved via application to Riverside Home Ownership.

Potential to buy at 100% with payment of £400 to a RICS surveyor.

The transformation of Altrincham Town Centre has



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Address: 26 The Downs, Altrincham WA14 2PU

Email Address - altrincham@gascoignealman.co.uk

Contact number: 0161 929 1500



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