



**GASCOIGNE
HALMAN**

FLAT 7/MULBERRY COURT, GASKELL ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



FLAT 7/MULBERRY COURT, GASKELL ROAD, ALTRINCHAM

OFFERED WITH NO ONWARD CHAIN! This superb second-floor duplex apartment offers generous accommodation arranged over two floors within a modern development. Ideally located within convenient reach of Altrincham town centre, residents enjoy access to stylish shops, popular restaurants, and excellent transport links via bus and Metrolink. Lift access serves all floors, while the impressive interior features an open-plan living and dining area, a well-appointed fitted kitchen, a double bedroom with fitted wardrobes and a bathroom to the lower level. The upper floor provides two further good-sized double bedrooms and a shower room with jack and jill style access provided from both. Externally, the property benefits from an allocated parking space along with additional visitor parking.





This impressive second-floor duplex apartment offers beautifully proportioned accommodation arranged over two thoughtfully designed levels, set within a modern and well-maintained development. Ideally positioned within convenient reach of Altrincham town centre, the property enjoys access to an excellent range of fashionable shops, popular restaurants, cafés, and superb transport links including the bus interchange and Metrolink terminal.

The apartment is accessed via a secure communal entrance with lift access to all floors, creating both comfort and convenience. Internally, the lower level welcomes you with a good-sized entrance hallway leading through to a generous open-plan living and dining area, with a high degree of natural light and perfectly suited for both relaxing and entertaining. The kitchen is well equipped and fitted with a range of eye and base level units, while a double bedroom on this level benefits from fitted wardrobes and is served by a stylish family bathroom.

To the upper level are two further well-proportioned double bedrooms, offering flexible accommodation for guests, home working, or family living. These rooms are complemented by a shower room with Jack and Jill style accessibility from both bedrooms.

Externally, the property enjoys the added benefit of an allocated parking space along with additional visitor parking. Combining generous living space, a prime location, and excellent transport connections, this outstanding duplex apartment represents an ideal opportunity for professionals, families, or investors alike.

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 - WAL14 1TL

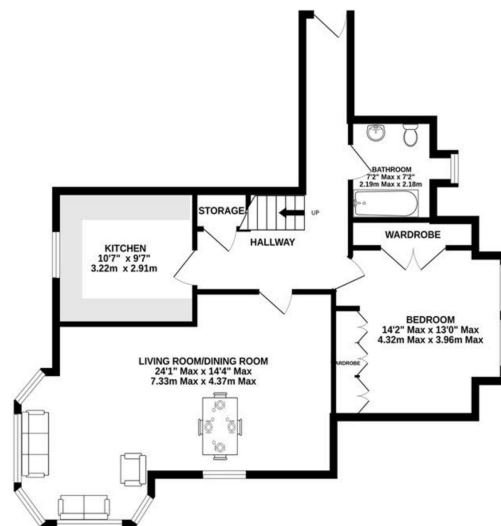
TENURE

Leasehold
973 years left
Service Charge - £2870 per annum
Ground Rent - £400 per annum

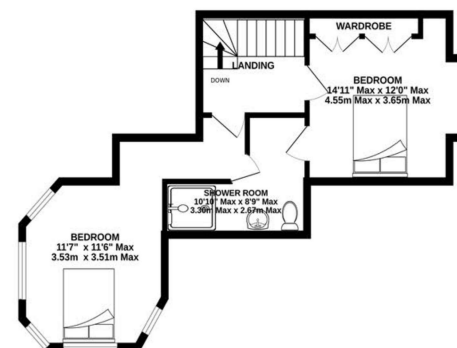
COUNCIL TAX BAND AND EPC RATING

Trafford Council Tax Band E
EPC Rating C

GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham WA14 2PU

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