



**GASCOIGNE
HALMAN**

APARTMENT 18, BEECH HOUSE 2B, ACRESFIELD
ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 18, BEECH HOUSE 2B, ACRESFIELD ROAD, TIMPERLEY, ALTRINCHAM

NO ONWARD CHAIN. A beautifully presented first floor apartment within a popular development, just a short stroll to the Metrolink and local shops. The property offers well proportioned living space of approximately 749 square feet which is sure to appeal to many purchasers! In brief the accommodation comprises: Open plan living room and fabulous contemporary re-fitted kitchen with integrated appliances, master bedroom with en-suite shower room, second well proportioned bedroom and a further bathroom with white suite. The development benefits from a lift to all floors and allocated, gated parking externally. Viewings essential in order to fully appreciate.





DESCRIPTION

This beautifully presented first floor contemporary apartment is situated within a popular development and has been lovingly improved to create modern living space. Timperley Metrolink, useful local shops and sought after schooling is all within convenient reach. Internally the property comprises in brief: Communal entrance hallway which is accessed via a secure intercom, private entrance hallway with fitted cloaks/storage cupboard, wonderful open plan living/dining room and impressive re-fitted kitchen, master bedroom with en-suite shower room and contemporary wardrobes, second good size bedroom and a further bathroom with three piece white suite.

Externally the development is gated and there is an allocated parking space, with further visitors spaces offering additional parking for guests. Pleasant canal towpath walks are also nearby, offering the perfect blend of contemporary living with pleasant outdoor space just a short stroll away!

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. Timperley 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: WA15 6JB

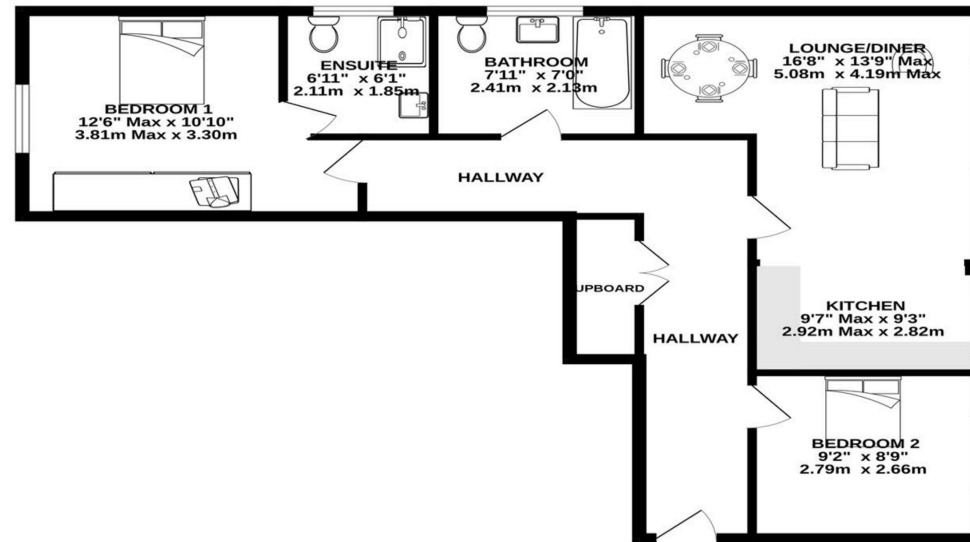
TENURE

Leasehold - Approx 978 Years Remaining
Service Charges - £2,152.17 per annum
Ground Rent - £354.03 per annum

LOCAL AUTHORITY

Trafford - Tax Band D

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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