



**GASCOIGNE
HALMAN**

APARTMENT 2360, WOODFIELD ROAD, ALTRINCHAM,
EPC RATING C / TAX BAND D

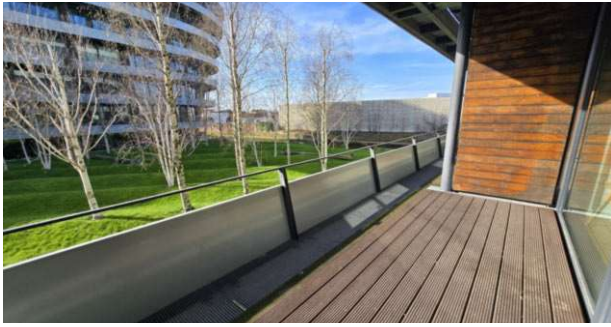
THE AREAS LEADING ESTATE AGENT



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Set within a canalside development, this beautifully presented two-bedroom first-floor apartment combines modern style with light-filled, airy living spaces. The open-plan living and dining area is complemented by large windows and a patio door opening onto a balcony with a pleasant view over the communal gardens, creating a relaxed and inviting atmosphere. With two attractive bedrooms featuring fitted storage, a modern bathroom, and the benefit of no onward chain, this home offers a low-maintenance lifestyle in a convenient setting and remains within useful reach of local amenities and excellent transport links.





DESCRIPTION

Arranged to maximize light and space, this contemporary first-floor apartment offers stylish and versatile living in this canalside development. The property is accessed via an entrance hallway with a contemporary staircase framed by a glass balustrade, leading down to the main accommodation. The open-plan living and dining area forms the heart of the home, enjoying a high degree of natural light from large windows and a patio door that opens onto a balcony overlooking the well-maintained communal gardens, perfect for relaxing, entertaining, or simply enjoying attractive surroundings. The kitchen is thoughtfully designed and is open plan to the living space for a practical and contemporary layout. Two well-proportioned bedrooms both feature fitted storage, while the three piece bathroom completes the interior. Further enhancing the appeal of the apartment is an allocated underground parking space, offering convenience and security. With its combination of modern finishes, bright interiors, and a canalside setting, this home provides a low-maintenance lifestyle with easy access to local amenities, shops, and excellent transport links, all offered with the added benefit of no onward chain.

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

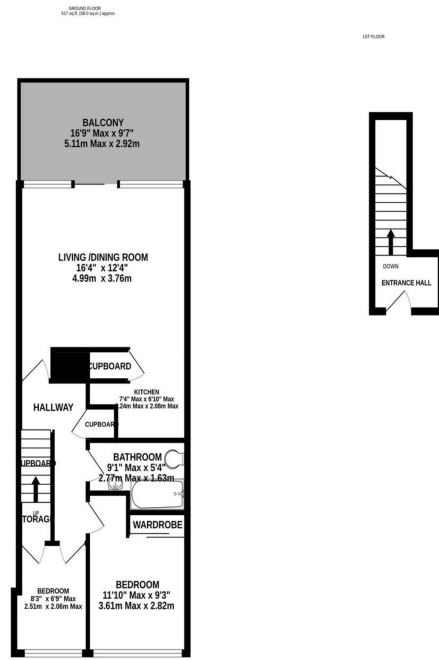
SAT NAV: WA14 4RB

TENURE

Leasehold - Approx 976 Years remaining
Service Charge - £3,078.17 Per annum
Ground Rent - £549.16

LOCAL AUTHORITY

Trafford Tax Band D



TOTAL FLOOR AREA: 580 sq ft (53.9 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Mark with reference 0220

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