

# 8 The Mews, Alderbank St. Johns Road, Altrincham

Altrincham

Guide Price £310,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









# 8 Alderbank St. Johns Road

## Altrincham

Contemporary one bedroom end mews home with open plan living, vaulted bedroom, en-suite, allocated parking, and no chain. Convenient for Altrincham and Hale centres.
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

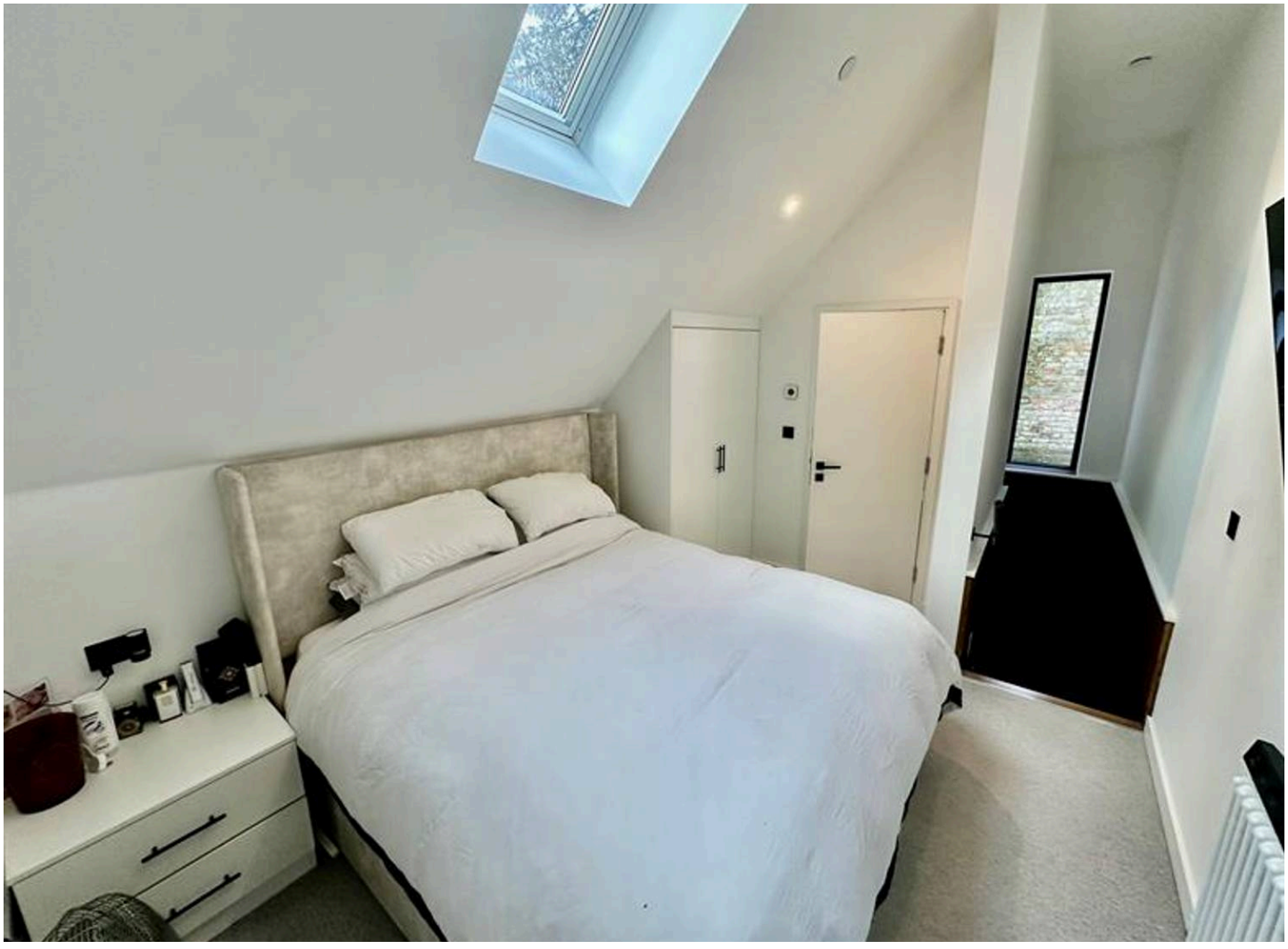
EPC Environmental Impact Rating: B

- NO ONWARD CHAIN
- CONTEMPORARY ARCHITECT DESIGNED MEWS HOME
- ONE BEDROOM WITH VAULTED CEILING
- BEDROOM HAS GALLERY STYLE BALUSTRADE OVERLOOKING LIVING ROOM BELOW
- EN-SUITE BATHROOM
- OPEN PLAN LIVING ROOM/DINING/KITCHEN
- DOWNSTAIRS W.C.
- ENCLOSED GARDEN
- ALLOCATED PARKING
- CONVENIENT REACH OF ALTRINCHAM AND HALE CENTRE'S

Sevice Charge - £550 per annum

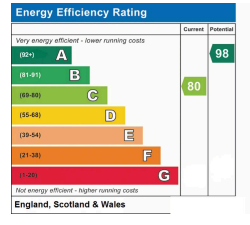
Ground Rent - £300 per annum

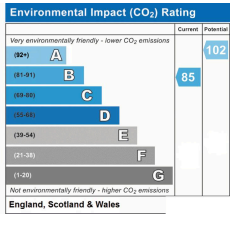
244 years remaining









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## Altrincham

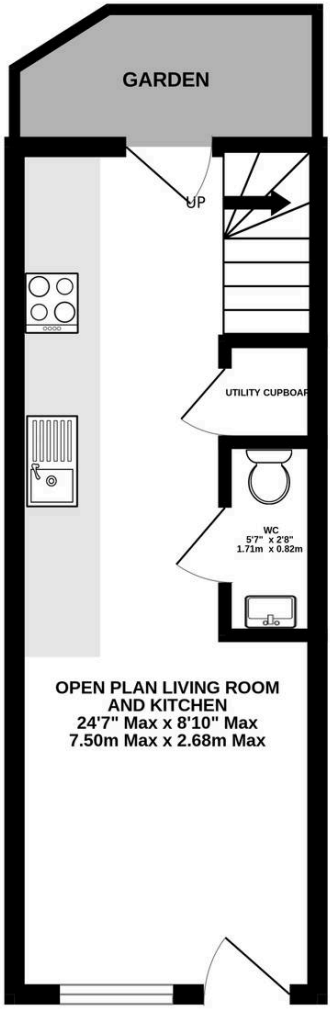
This exceptional one bedroom end of terrace mews home presents a rare opportunity to acquire a contemporary architect-designed residence offered with no onward chain, perfectly positioned within convenient reach of both Altrincham and Hale centres. The property's striking design is immediately evident upon entry, where a thoughtfully conceived open plan living, dining, and kitchen area creates a refined yet welcoming atmosphere, ideal for both relaxed evenings and sophisticated entertaining. The living area flows effortlessly into the dining and kitchen zones, where integrated appliances, sleek cabinetry, and ample workspace cater to the demands of modern living. A downstairs W.C. adds practical convenience for guests. Ascending to the first floor, the bedroom boasts a dramatic vaulted ceiling and a gallery-style balustrade that overlooks the living space below, enhancing the home's sense of openness and architectural flair. The bedroom is further complemented by a well-appointed en-suite bathroom, featuring contemporary fittings. Additional features include allocated parking, ensuring ease of access for residents. This distinctive home is perfectly suited to discerning buyers seeking a unique blend of characterful design and modern convenience, all within a desirable and accessible location that places the vibrant amenities, boutiques, and transport links of Altrincham and Hale within easy reach.

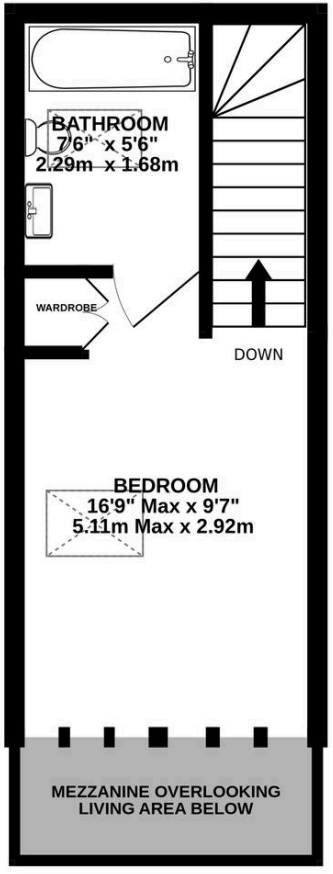
Agents Note:- Images depict property prior to current tenancy.



GROUND FLOOR
216 sq.ft. (20.1 sq.m.) approx.

1ST FLOOR
185 sq.ft. (17.2 sq.m.) approx.




TOTAL FLOOR AREA : 401 sq.ft. (37.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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