



**GASCOIGNE
HALMAN**

HAZELMERE, THE SPRINGS, BOWDON

THE AREAS LEADING ESTATE AGENT



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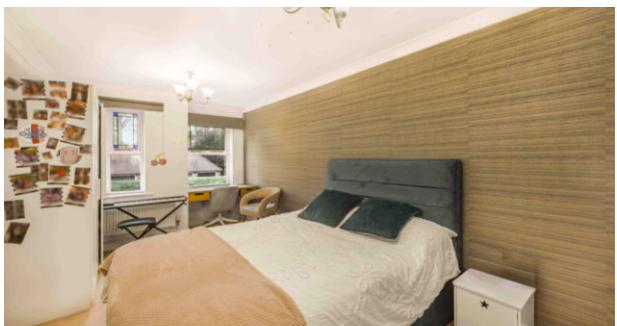
£685,000

Within secure, gated grounds, this beautifully presented three-bedroom apartment features a west-facing balcony and is just a short walk from Hale Village and Altrincham town centre.

Set within a tranquil, leafy enclave on one of Bowdon's most prestigious roads, this beautifully presented, three-bedroom first-floor apartment forms part of an exclusive, secure private development.

The apartment opens into a spacious central hallway, creating a welcoming first impression and flowing seamlessly into a series of well-proportioned rooms. The elegant lounge and dining area features soaring high ceilings, decorative cornicing, and an abundance of natural light streaming through large double doors that open onto a west-facing balcony, offering serene views over the beautifully landscaped communal gardens. The kitchen is a model of both functionality and style, fitted with sleek base and wall units, granite worktops, and a full suite of integrated appliances.





There are three generous double bedrooms, including a luxurious principal suite complete with a charming bay window, a walk-in wardrobe, and a contemporary en-suite shower room. A main four-piece bathroom serves the remaining bedrooms, featuring a decadent freestanding bath and a large, walk-in shower.

Securely gated and set within grounds of approximately two-thirds of an acre, the development boasts meticulously maintained mature gardens and established planting. A single garage and an allocated parking space complete this exceptional offering.

The property is just a short walk from both Hale Village and Altrincham town centre, providing a wealth of stylish restaurants, independent shops, and vibrant bars. For commuters, the nearby motorway network and Manchester Airport are easily accessible, and families will benefit from access to some of the areas most highly regarded schools.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council Tax Band G

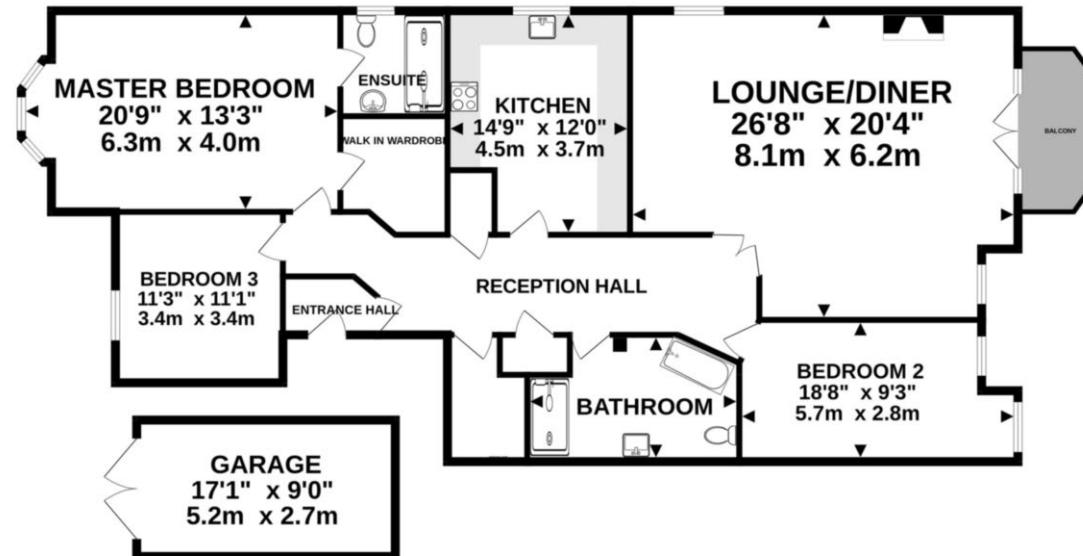
TENURE

Share of Freehold lease of 971 years remaining from 25/12/1998

POSTCODE

WA14 3JH

FIRST FLOOR
1701 sq.ft. (158.0 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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