

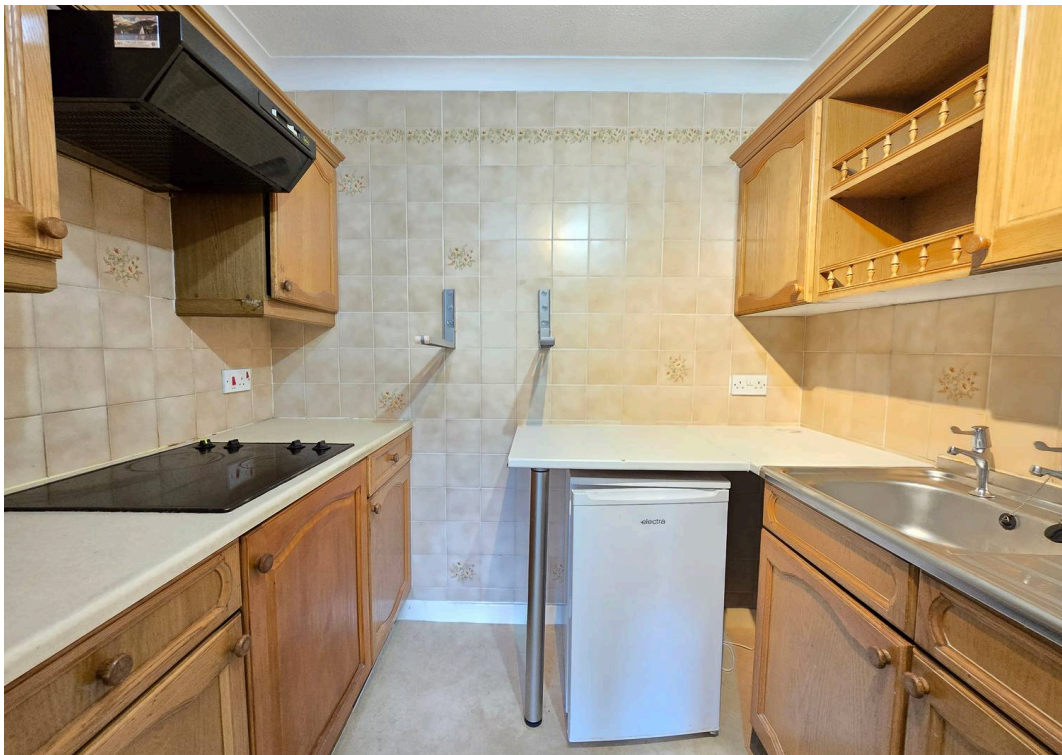


8 Regent Court Groby Road, Altrincham
Altrincham

Guide Price £75,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



8 Regent Court Groby Road

Altrincham

Beautiful first floor apartment for over 55s in central Altrincham. Bright living, fitted kitchen, double bedroom, lift, residents' lounge, direct market access, no chain.

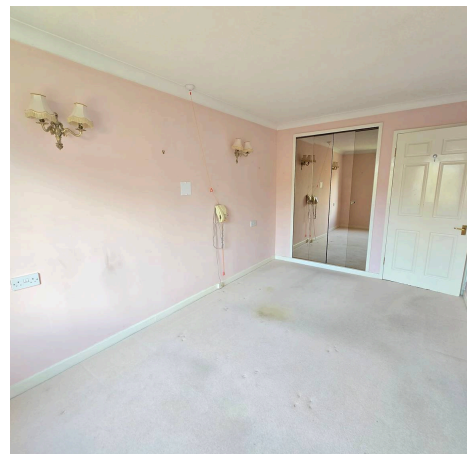
Council Tax band: C

Tenure: Leasehold - Approximately 86 Years remaining

Service Charge - £4,666.82 per annum

Ground Rent - £890.64 per annum

- EXTREMELY POPULAR RETIREMENT DEVELOPMENT FOR THE OVER 55'S
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT WITH LIFT ACCESS
- FITTED KITCHEN
- ONE DOUBLE BEDROOM WITH FITTED WARDROBE
- SITUATED WITHIN CENTRE OF ALTRINCHAM
- RESIDENTS HAVE A KEY TO PROVIDE DIRECT ACCESS TO ALTRINCHAM MARKET AT REAR
- RESIDENTS LOUNGE



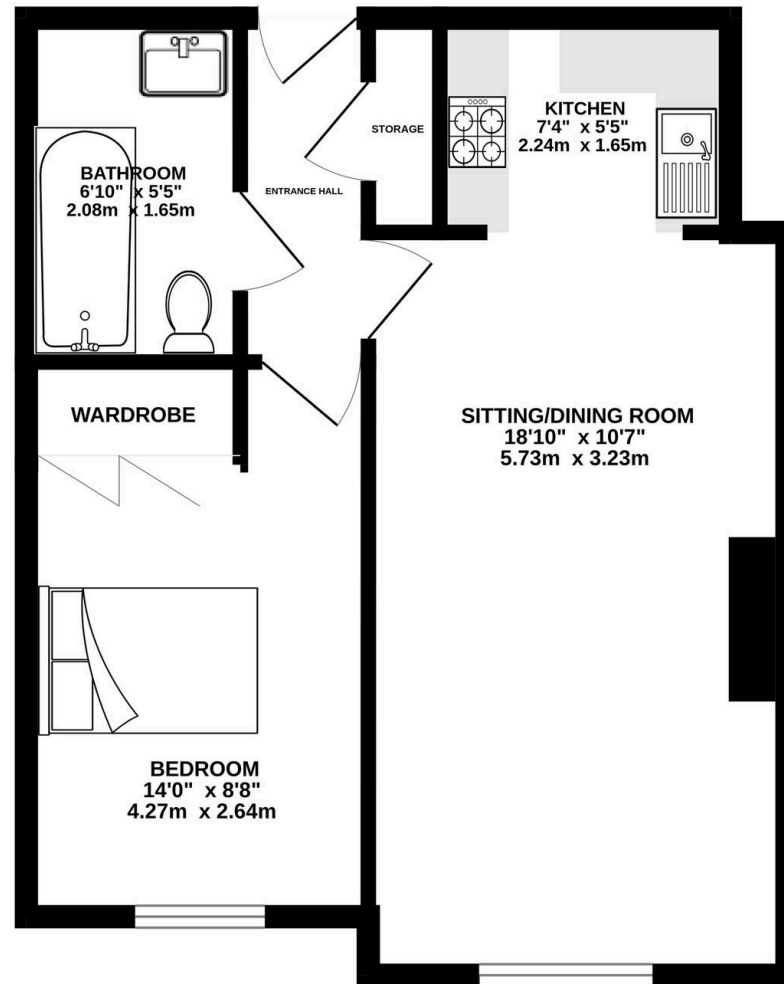
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Set within an extremely popular retirement development exclusively for the over 55s, this beautifully presented first floor apartment offers an exceptional blend of comfort, convenience, and community, all with the added advantage of no onward chain. The property is thoughtfully designed to meet the needs of buyers seeking a harmonious lifestyle, featuring a welcoming entrance hall with ample storage and lift access to all floors. The main living area is bright and inviting, with a pleasant outlook toward Altrincham market at the rear, while the adjoining fitted kitchen is equipped with a range of units. The generously proportioned double bedroom benefits from a fitted wardrobe, maximising storage. Residents enjoy exclusive access to a well-appointed lounge, fostering a vibrant social atmosphere and providing opportunities for both quiet reflection and convivial gatherings. A particularly rare and desirable feature of this development is the residents' key, which grants direct access to the renowned Altrincham Market at the rear, placing an array of artisan food stalls, boutique shops, and lively cafes quite literally on your doorstep. Situated in the very heart of Altrincham, the apartment offers unrivalled access to local amenities, transport links, and cultural attractions, ensuring every convenience is within easy reach.



FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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