

Apt 3, 46 Baskerville Road, Altrincham

Altrincham

In Excess of £318,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









Apartment 3

46 Baskerville Road, Altrincham

Modern 2-bed first floor flat in a prime Altrincham spot. Dual aspect living, Juliet balcony, en suite, parking, near schools and canal. Stylish, light-filled, and close to amenities.
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- CONTEMPORARY FIRST FLOOR APARTMENT
- DESIRABLE CORNER POSITION WITH DUAL ASPECT WINDOWS
- PRIVATE JULIET BALCONY
- HIGHLY DESIRABLE LOCATION
- WITHIN CONVENIENT REACH OF ALTRINCHAM CENTRE AND SOUGHT AFTER SCHOOLING
- ALLOCATED PARKING SPACE
- CLOSE TO PLEASANT CANAL TOWPATHS
- TWO GOOD SIZE BEDROOMS AND TWO BATHROOMS
- PROPERTY ENJOYS A GOOD DEGREE OF NATURAL LIGHT









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This contemporary first floor apartment presents an exceptional opportunity to acquire a a beautiful two bedroom residence in a highly desirable location, perfectly positioned within convenient reach of Altrincham centre and sought after local schooling. Occupying a coveted corner position, the property enjoys an abundance of natural light, enhanced by dual aspect windows that illuminate the main living spaces and create an inviting, uplifting atmosphere throughout. The spacious open-plan living and dining area is thoughtfully arranged to maximise both comfort and versatility, with the added benefit of a private Juliet balcony that offers an elegant outlook and a sense of connection to the surroundings. The modern kitchen is appointed with sleek cabinetry and integrated appliances, ensuring both style and practicality for everyday living and entertaining.



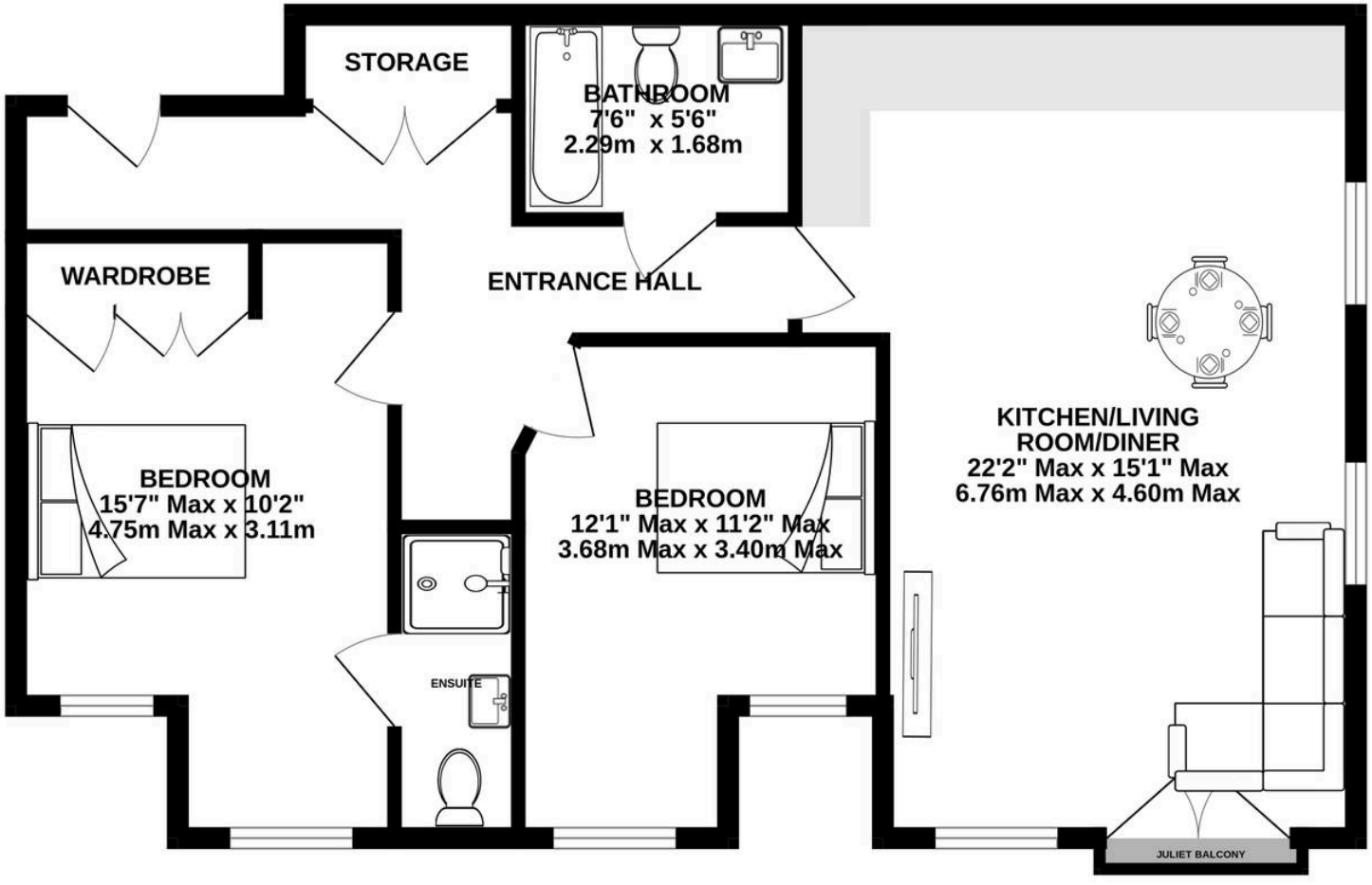
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Both bedrooms are generously proportioned, affording ample space for relaxation and personalisation, while the principal suite boasts its own contemporary en suite bathroom for added privacy and convenience. A further well-appointed bathroom serves the second bedroom and guests alike, featuring quality fittings and a tasteful finish. The apartment is further complemented by an allocated parking space, providing ease and security for residents. Situated close to pleasant canal towpaths, the property offers the perfect blend of tranquil leisure opportunities and vibrant urban amenities, making it ideally suited to discerning buyers seeking both character and modern comfort. With its harmonious combination of light-filled interiors, contemporary appointments, and an enviable address, this exceptional flat promises a lifestyle of ease and sophistication in one of the area's most sought after communities.



FIRST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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