

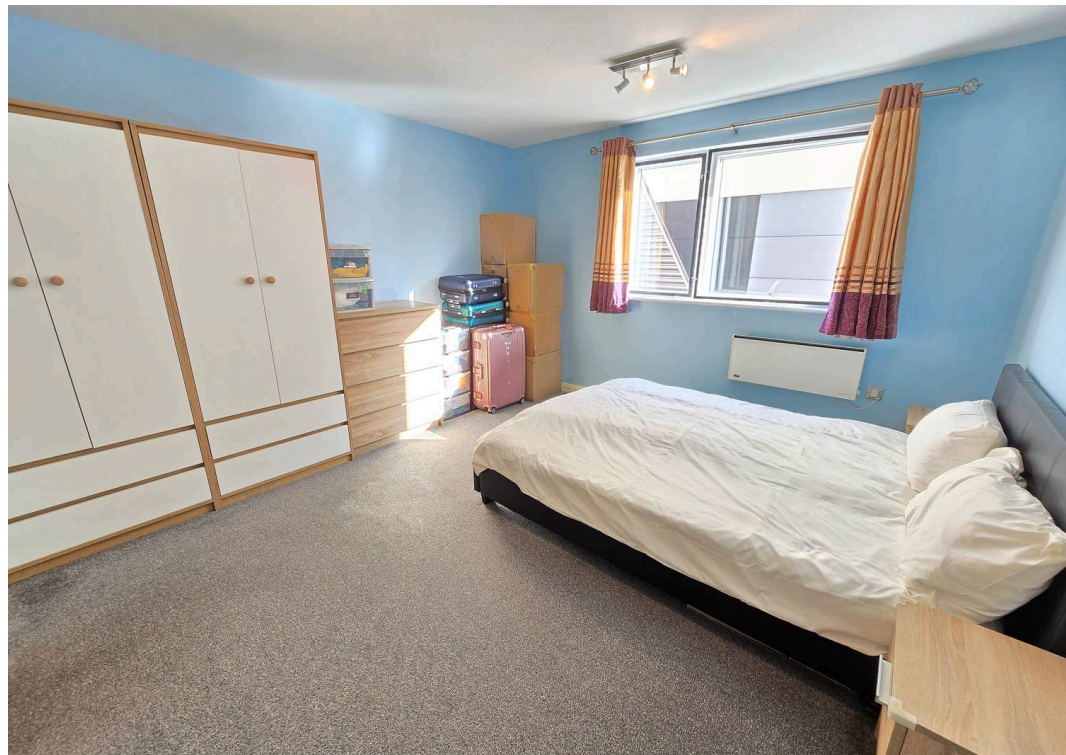


Apt 8, 12 Denmark Street, Altrincham
Altrincham

Guide Price £289,950

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Apartment 8

12 Denmark Street, Altrincham

Contemporary 2-bed first floor apartment in central Altrincham with open-plan living, private balcony, en suite, secure parking, and no chain. Walk to shops, restaurants, and Metrolink.

Council Tax band: D

Tenure: Leasehold - Approx 230 years remain

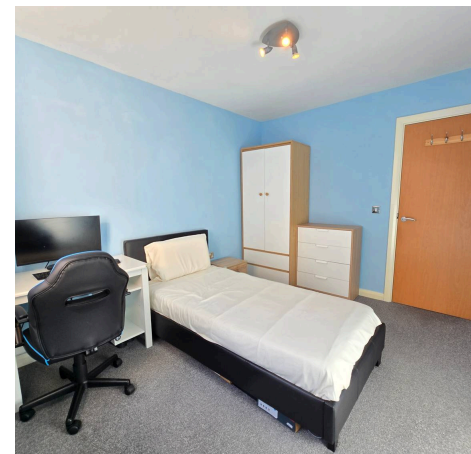
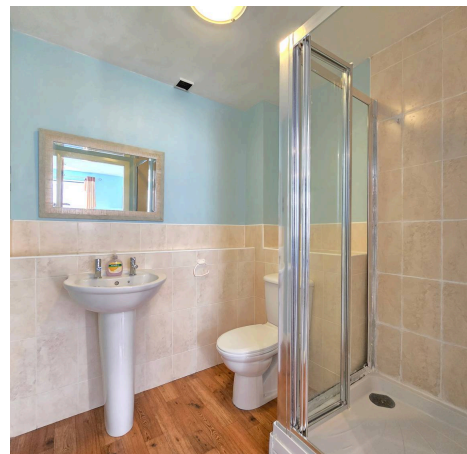
Current Service Charge - £250 pcm

Current Ground Rent - £273.50 Per annum

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- FIRST FLOOR CONTEMPORARY APARTMENT
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ALLOCATED SECURE PARKING
- GOOD SIZE LIVING ROOM/KITCHEN/DINER
- BALCONY
- LIFT ACCESS TO ALL FLOORS
- CENTRAL ALTRINCHAM LOCATION
- WALKING DISTANCE TO VARIOUS SHOPS, RESTAURANTS AND BUS/METROLINK TERMINAL



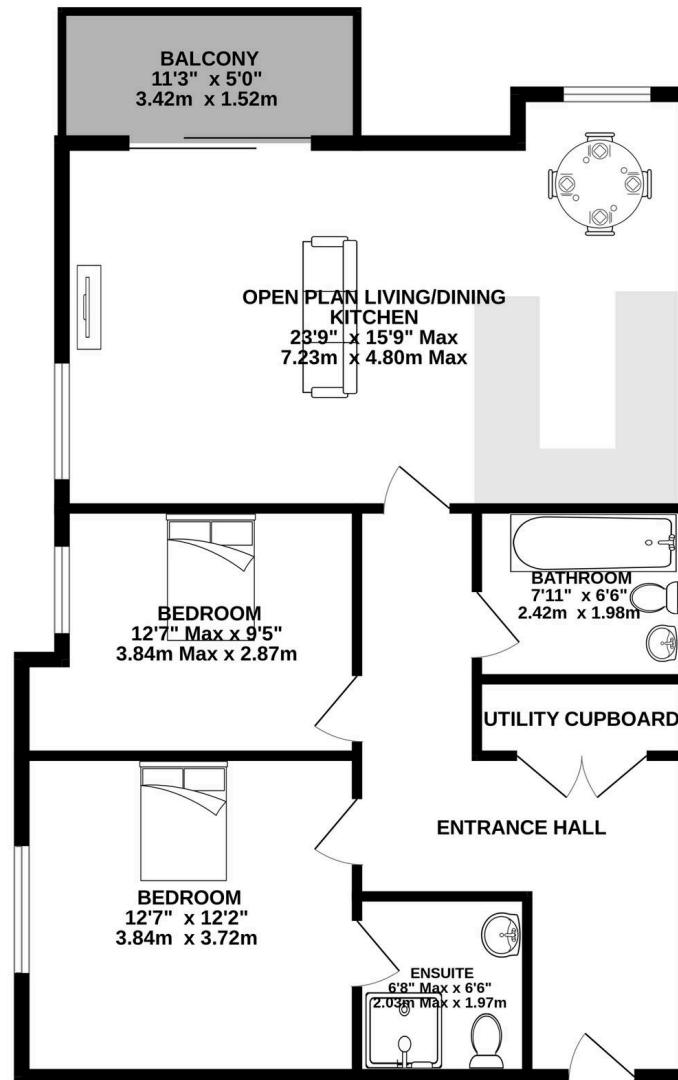
Apartment 8

12 Denmark Street, Altrincham

A wonderful and well proportioned first floor apartment in the heart of central Altrincham. This contemporary two-bedroom home offers a seamless blend of stylish design and modern convenience, ideal for discerning buyers seeking both comfort and sophistication. The property opens into a welcoming entrance hall that leads to an impressive open-plan living room, kitchen, and dining area, thoughtfully designed to maximise natural light and provide a versatile space for both relaxation and entertaining. With dual aspect windows and direct access to a private balcony there is a good degree of natural light, while the fitted kitchen is appointed with integrated appliances and ample storage, ensuring both functionality and aesthetic appeal. Both double bedrooms are a good size, with the principal bedroom benefiting from an en suite shower room, and the second bedroom served by a well-appointed family bathroom, each finished with modern fixtures. Further enhancing its appeal is the allocated secure parking, providing peace of mind in this vibrant central location. Offered with no onward chain, this exceptional flat is perfectly situated within walking distance of Altrincham's renowned shops, acclaimed restaurants, and the bus and Metrolink terminal, placing an array of amenities and transport links within easy reach.



FIRST FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026