



**GASCOIGNE  
HALMAN**

24 REGENT COURT, GROBY ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

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A well-presented TWO BEDROOM second floor retirement apartment for the over 60s, ideally located in the heart of Altrincham with direct private, gated access for residents to Altrincham market. The apartment includes a well-proportioned living room overlooks the communal gardens at the rear of the property, a practical fitted kitchen, two bedrooms, both with fitted wardrobes, and an attractive, contemporary shower room. The development offers a welcoming communal lobby, secure intercom entry, and a fabulous central Altrincham location.

### DESCRIPTION

Situated within a highly sought after development for the over 60s, this well-proportioned 2 bedroom second floor apartment with no onward chain, offers an exceptional opportunity to enjoy independent living in one of Altrincham's highly regarded and desired locations. The residents of this property can enjoy the communal residents lounge, perfect for social gatherings and relaxation, and also benefit from gated access to the market via the rear of the development.

The accommodation is well presented and comfortably designed. Through the welcoming entrance hallway there is attractive accommodation which comprises in brief: Living room with opening leading through to the fitted kitchen, two well proportioned bedrooms with fitted wardrobes and there is a contemporary shower room.

With no onward chain this property is a fantastic opportunity and a must-see for those seeking a peaceful retirement-living lifestyle in a convenient location of Altrincham town centre.

### LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

### DIRECTIONS

SAT NAV - WA14 1PQ

### LOCAL AUTHORITY

Trafford Council Tax Band C

### TENURE

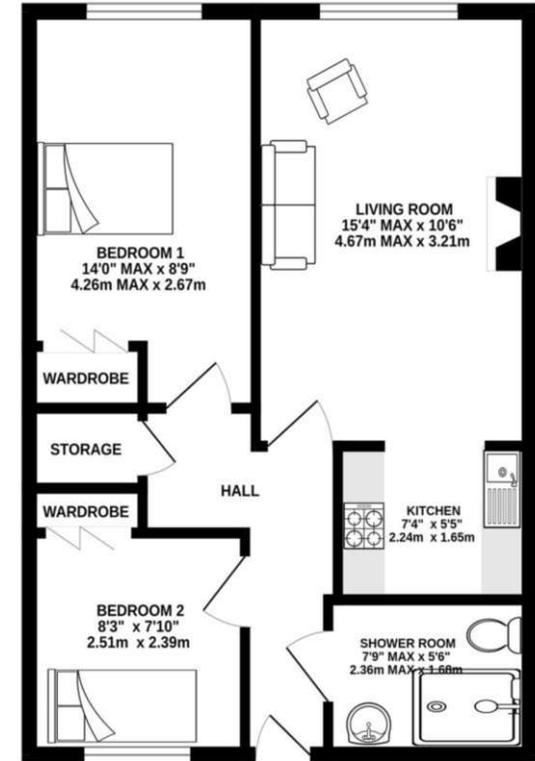
LEASEHOLD

87 years remaining

Service charge is £5740 per annum

Ground rent is £547.70 per annum

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix C2026

## ALTRINCHAM OFFICE

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