



**GASCOIGNE
HALMAN**

APARTMENT 2113, WOODFIELD ROAD, ALTRINCHAM,
EPC RATING C / TAX BAND C

THE AREAS LEADING ESTATE AGENT

'50% Shared Ownership' A one bedroom ground floor apartment within a convenient location. Local shopping retail parks, central Altrincham and useful commuter links are all within convenient reach. Internally the property offers contemporary living with one double bedroom, one bathroom and an attractive open plan living room and kitchen space with large glass windows and door leading to the large terrace/balcony area. Viewings essential in order to fully appreciate.

DESCRIPTION

Offered to the market as a 50% shared ownership home, this well-presented one double bedroom ground floor apartment forms part of the Budenburg development, providing an excellent opportunity for first-time buyers looking to step onto the property ladder. The accommodation briefly comprises a welcoming private entrance hallway leading into a well proportioned living room, enhanced by large windows to the side and rear that provide a good degree of natural light. A sliding door opens directly onto an impressive terrace/patio, seamlessly blending indoor and outdoor living and creating an ideal space for relaxing or entertaining. The property further benefits from a well-appointed kitchen, a generous double bedroom, and a modern bathroom, offering comfortable and practical living throughout. Externally, the standout feature is the expansive wrap-around balcony/patio area, extending across the rear and side of the apartment, providing a unique outdoor space rarely found with similar properties. Additional benefits include secure underground parking. (With a monthly charge of £60). This attractive home combines convenience, outdoor space, and affordability, making it a fantastic opportunity within this sought-after development. All potential purchasers must be approved via application to Riverside Home Ownership.

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 4RB

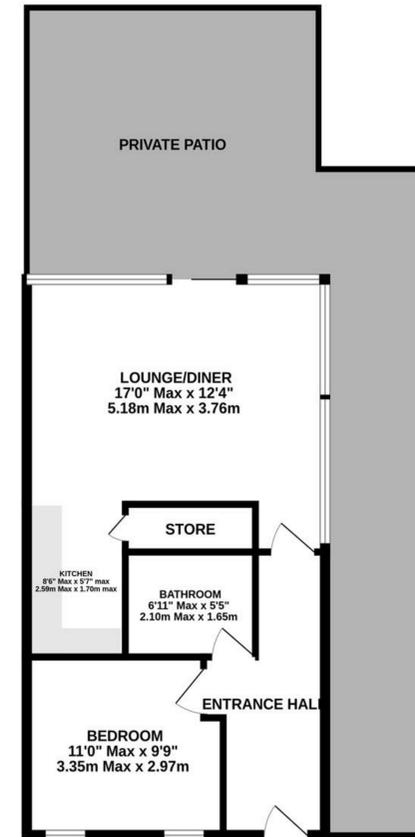
TENURE

Leasehold - Approx 106 Years Remain
Service Charge - £322 Per Month
Rent £246 Per Month
Ground Rent - £248 Per Annum

LOCAL AUTHORITY

Trafford - Tax Band C

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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