

15 Regent Court Groby Road, Altrincham

Altrincham

Guide Price £145,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









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Altrincham

Modern two-bedroom first floor apartment for over 55s with lift, fitted kitchen, wardrobes, communal lounge, and easy access to Altrincham Market and local amenities.

Council Tax band: C

Tenure: Leasehold - Approx 86 Years remaining

Service Charge - £5,914.06 Per Annum

Ground Rent - £547 Per Annum

- BEAUTIFULLY PRESENTED APARTMENT FOR OVER 55's
- IMMACULATE MODERNISED ACCOMMODATION
- TWO BEDROOMS
- RE-FITTED KITCHEN AND SHOWER ROOM
- KITCHEN EXTENDS INTO LIVING ROOM WITH USEFUL BREAKFAST BAR AREA
- FITTED WARDROBES TO BOTH BEDROOMS
- FIRST FLOOR APARTMENT WITH LIFT ACCESS
- COMMUNAL LOUNGE AREA
- RESIDENTS ACCESS TO REAR OF DEVELOPMENT TO ALTRINCHAM MARKET









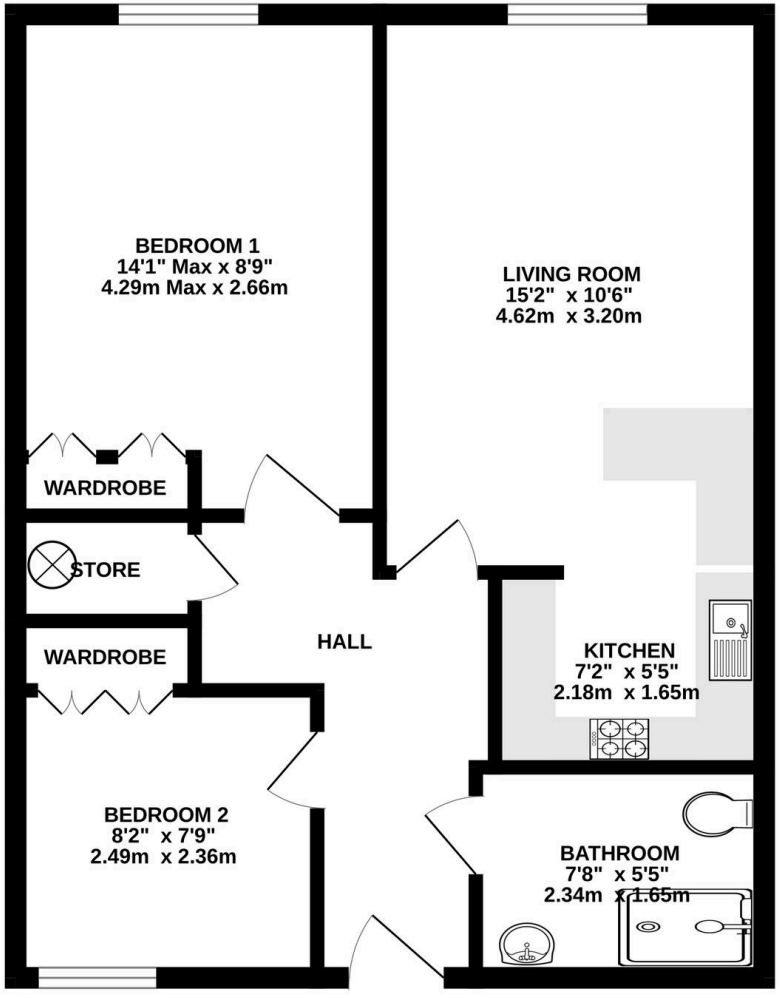
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This beautifully presented two-bedroom first floor apartment offers an exceptional opportunity for those over 55 seeking contemporary living within a vibrant and sociable community. Immaculately modernised throughout, the accommodation showcases an impressive blend of style and comfort, with thoughtful upgrades that cater to both daily convenience and elegant entertaining. The property enjoys a re-fitted kitchen, seamlessly extending into the spacious living room and enhanced by a useful breakfast bar area. Quality fitted eye and base level units, integrated appliances and modern surfaces ensure the kitchen is both practical and visually appealing. Both bedrooms are generously proportioned and benefit from fitted wardrobes, offering plenty of storage. The principal bedroom enjoys a peaceful outlook, while the second bedroom presents versatility for use as a guest room or study. The re-fitted shower room has been finished to a high standard, featuring contemporary fixtures and a fresh, neutral palette. Lift access to the first floor enhances everyday convenience, while residents also enjoy access to a welcoming communal lounge area, perfect for socialising with neighbours or relaxing with a good book. The development's thoughtful design ensures ease of movement throughout, and residents benefit from access to the rear of the building, providing a convenient route to the renowned Altrincham Market and its array of independent shops, cafes and local amenities.



FIRST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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