



**GASCOIGNE
HALMAN**

22, REGENT COURT, GROBY ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



A well presented second-floor apartment for the over 60s, ideally located in the heart of Altrincham, just moments from Altrincham Market. The accommodation includes a well-proportioned living room with a pleasant aspect to the front of the development, kitchen, modern shower room and spacious double bedroom. The development offers a welcoming communal lobby, secure intercom entry, and convenient gated access to the market and town centre amenities from the rear car park. There is also the advantage of a 24hr monitoring system in place. No onward chain.

DESCRIPTION

Set within a highly regarded development for the over 60s, this well-proportioned one-bedroom second-floor apartment offers an ideal opportunity to enjoy independent living in one of Altrincham's sought-after central locations. Perfectly positioned just moments from the vibrant Altrincham Market and town centre amenities, residents also benefit from a private gated access to the market via the rear of the development, ensuring everything you need is right on your doorstep. A welcoming entrance hallway leads to well presented living room and an archway opens to the fitted kitchen. The re-fitted shower room provides a modern finish with a walk-in shower enclosure, while the generous double bedroom includes fitted wardrobes to maximise storage space.

The development itself enjoys a communal lobby area and a secure intercom entry system for residents' peace of mind. Well-kept communal gardens provide an attractive backdrop to the apartments, offering pleasant outdoor seating areas to be enjoyed throughout the year.

With its unbeatable central location, attractive interior, and charming communal setting, this delightful apartment presents an ideal opportunity for those seeking comfort, security, and convenience in later life, right in the heart of Altrincham.

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. Hale 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

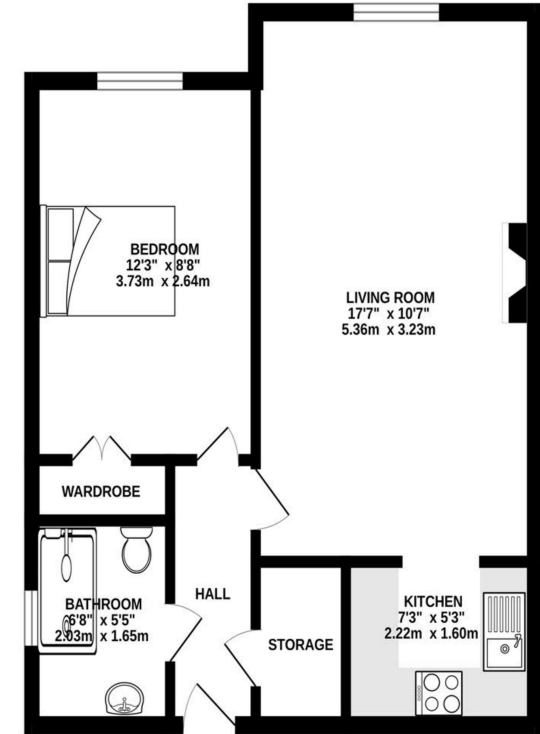
TENURE

Leasehold - Approx 86 Years Remaining
 Service Charge - £2,860.38 Per Annum
 Ground Rent - £439.30 Per Annum

LOCAL AUTHORITY

Trafford Tax Band B

SECOND FLOOR
 419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419sq.ft. (38.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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ALTRINCHAM OFFICE

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