

7 Regent Court Groby Road, Altrincham

Altrincham

Guide Price £99,950

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









7 Regent Court Groby Road

Altrincham

Ground floor one-bed retirement apartment for over-55s in central Altrincham. Private garden access, no chain, fitted kitchen, communal lounge, direct access to Altrincham Market.

Council Tax band: C

Tenure: Leasehold - Approximately 86 years remain on the lease.

Service Charge - £5029.80 per year

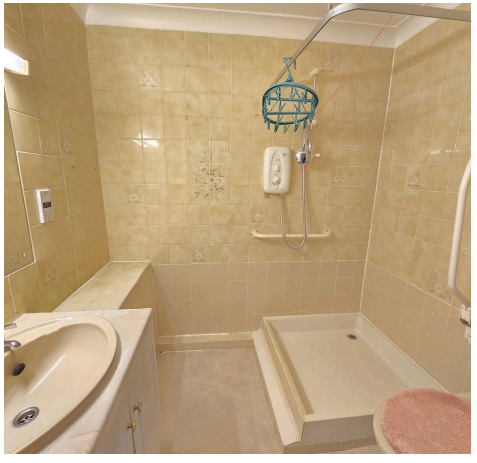
Ground Rent - £890.64

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- EXTREMELY POPULAR RETIREMENT APARTMENT FOR THE OVER 55'S
- NO ONWARD CHAIN
- GROUND FLOOR WITH PRIVATE DOOR TO COMMUNAL GARDENS
- CONTEMPORARY FITTED KITCHEN
- ONE DOUBLE BEDROOM
- SITUATED WITHIN THE CENTRE OF ALTRINCHAM
- RESIDENTS HAVE A KEY TO PROVIDE DIRECT ACCESS TO ALTRINCHAM MARKET AT REAR
- RESIDENTS LOUNGE









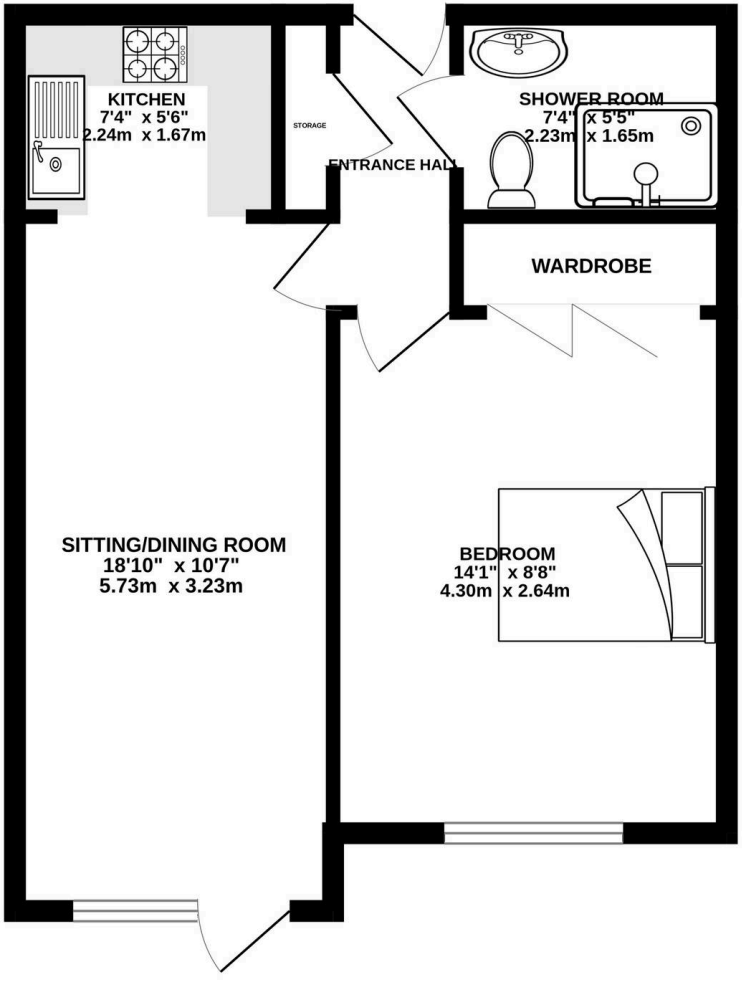
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Nestled in the heart of Altrincham, this one-bedroom ground floor retirement apartment presents an ideal opportunity for a buyer seeking both independence and community within an exclusive over-55s development. Offered with no onward chain, the property is thoughtfully designed to balance comfort and convenience, with a private entrance door providing access directly from your living room out to the communal gardens. The main living area is inviting and offers a good degree of natural light from the window and door at the rear elevation. The contemporary fitted kitchen combines a range of eye and base level un its with modern appliances. The double bedroom is well proportioned and has fitted wardrobes. Residents benefit from a well-appointed lounge designed for social gatherings and quiet moments alike, fostering a strong sense of community while respecting privacy. A particularly unique advantage is the secure resident-only access to the vibrant Altrincham Market at the rear, placing an array of artisan food, boutique shopping, and cultural experiences quite literally on your doorstep. The apartment's central location further enhances its appeal, with a wealth of amenities, transport links, and leisure facilities all within easy reach.



GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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