



**GASCOIGNE
HALMAN**

REGENCY COURT, HALE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



REGENCY COURT, HALE, ALTRINCHAM

£250,000

A modern, first floor apartment, sitting in attractive communal grounds with a secure gated entrance. Two main reception areas, two bedrooms and two bath/shower rooms. One allocated parking space and additional visitor parking. NO ONWARD CHAIN.



A purpose built, first floor apartment in a desirable modern development of both townhouses and apartments. The apartment is situated towards the rear of the building with views over the communal garden and allocated parking space to the front. Once inside the apartment there is a hallway which leads to a dining hall with wooden flooring, fully fitted kitchen with integrated appliances and lounge. The master bedroom has built in wardrobes and an en-suite shower room with white suite. There is a second bedroom also with built in wardrobes which has use of a modern bathroom. The apartment block is approached via a secure gated driveway, opened via an internal telecom system, whilst to the rear of the property are attractive, well-maintained communal gardens. The property has gas fired central heating and double glazed windows throughout.



LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council. Tax band E. Amount payable for

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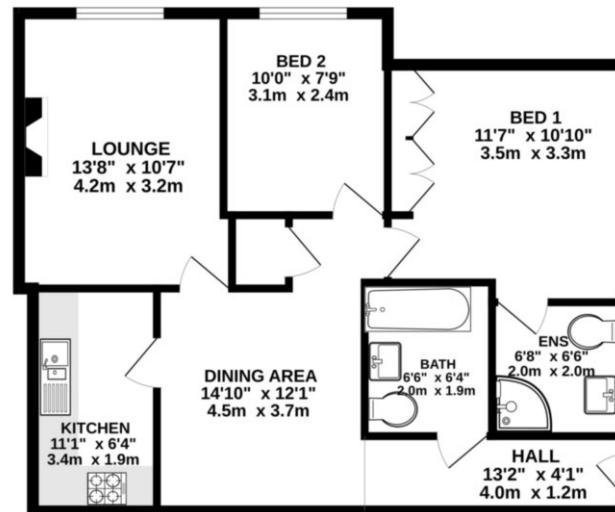
TENURE

Leasehold with an original 999 year lease commencing 29th June 2001.

POSTCODE

WA15 8RF

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALE OFFICE

GASCOIGNE HALMAN