



**GASCOIGNE
HALMAN**

CONNAUGHT PLACE, HALE ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



CONNAUGHT PLACE, HALE ROAD, HALE BARNS

£369,950

An attractive second floor apartment with two double bedrooms and two contemporary bath/shower rooms in the popular Connaught place.

An impressive, modern, purpose-built, second floor apartment that was constructed circa 2015, is ideally positioned on the edge of the redeveloped Hale Barns Square and close to extensive public transport links, motorway networks, and Manchester International Airport, which would suit a young professional, someone downsizing or an investor.





The property has been beautifully maintained with an elegant communal entrance with lifts to the upper floors. Once inside the apartment, there is an entrance hall with a utility cupboard, containing the washing machine, a stunning, dual-aspect living/dining room/kitchen with an extensive range of high gloss, white cabinetry, and integrated appliances which in turn opens to a spacious terrace complete with artificial grass, ideal for entertaining during the Summer months.

There are two double bedrooms, the master bedroom with bespoke fitted cabinetry and an en-suite shower room, with the generously proportioned second bedroom being served by a fully tiled, contemporary bathroom.

Externally the property has TWO allocated, secure parking spaces within the undercroft car park.

LOCATION

This desirable apartment is located within Hale Barns Villages recently redeveloped square, having excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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, House of Fraser, etc. and 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

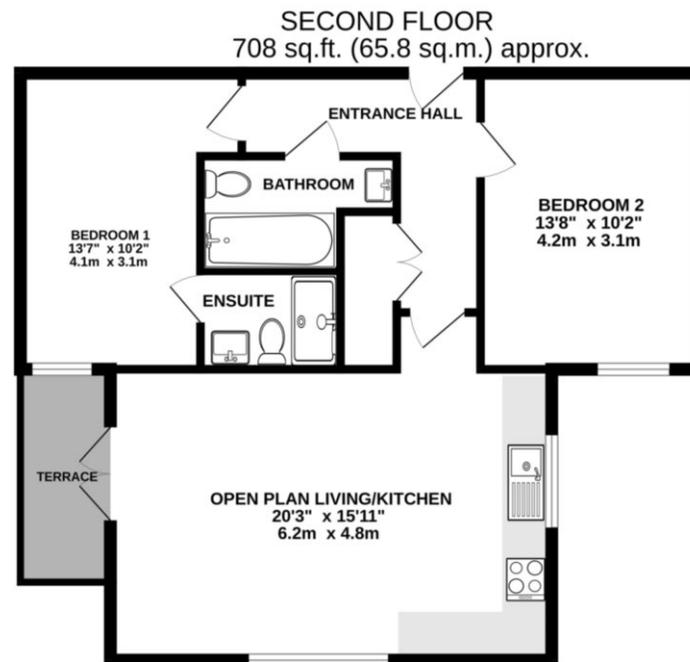
Trafford Borough Council. Tax band D.

TENURE

Leasehold with an original 250 years lease commencing 8 April 2015. There is a service charge and ground rent payable of £3560.17 per annum.

POTSCODE

WA15 8SP



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, dimensional 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 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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