



RESIDE

STOCKPORT



Valiant House, 1 Hope Square  
Altrincham, WA14 2YP

**Offers Over £625,000**



# Valiant House, 1 Hope Square

Altrincham, WA14 2YP

Beautiful Three Bedroom Duplex in the Heart of Altrincham.

Located in the centre of Altrincham, this stylish three-bedroom duplex apartment offers modern living in an unbeatable location just moments from the town's popular shops, restaurants and transport links.

The property features a bright corner aspect open-plan living, kitchen and dining space with floor-to-ceiling windows and access to a private balcony with views across the town. The layout also includes three well-proportioned bedrooms, including a principal bedroom with ensuite, a family bathroom and additional WC.

Further benefits include a secure allocated parking space in the adjacent NCP car park. Available now. Early viewing recommended.

## Open Plan Lounge & Kitchen

Bespoke crafted kitchen units with contemporary worktops, one and a half bowl undermounted sink with single level monoblock mixer tap.

Built in canopy extractor hood with lighting, Bosch built in double oven & hob.

Integrated Candy dishwasher and fridge freezer, with freestanding washer dryer in the hall cupboard.

Designer engineered real wood flooring within the hall ways and living areas with porcelain tiles within the kitchen areas.





### Bedrooms & Bathrooms

Carpets provided within the bedrooms. Bathrooms and shower rooms have fully tiled walls and tiled floors.

Master bedroom with en-suite shower room and a separate family bathroom.

Duravit basin and toilet, en-suite has an enclosed shower cubicle with a Hansgrohe shower. Bathrooms feature a steel bath with a separate Hansgrohe bath and overhead shower, plus a fitted shower screen.

### Electrical & Heating

Highly efficient heating system with slimline electric panelled radiators which are both programmable, and can be operated remotely via an app.

MVHR system installed, ensuring a continued supply of fresh filtered air into the apartment, and significantly improving the energy efficiency of the property.

Sky or Virgin Media connection directly into each apartment and Cat 5 points provided in the living room and bedrooms.

TV points in lounge and bedrooms and low energy lighting throughout.



### Outside

Accessible lift to all floors and entrance to the apartment through generous entrance lobby. Secure video entry system to each apartment. CCTV within the building and on the exterior, external lighting & lift to all floors.

Car parking is allocated within the adjacent NCP car park.

- Three double bedrooms
- Duplex Apartment
- Master bedroom with en-suite
- Large Balcony
- 1253 sqft
- Car parking space
- Glorious corner aspect
- Heart of Altrincham Town Centre
- Superb Specification
- EPC Rating C



## Floor Plan



## Viewing

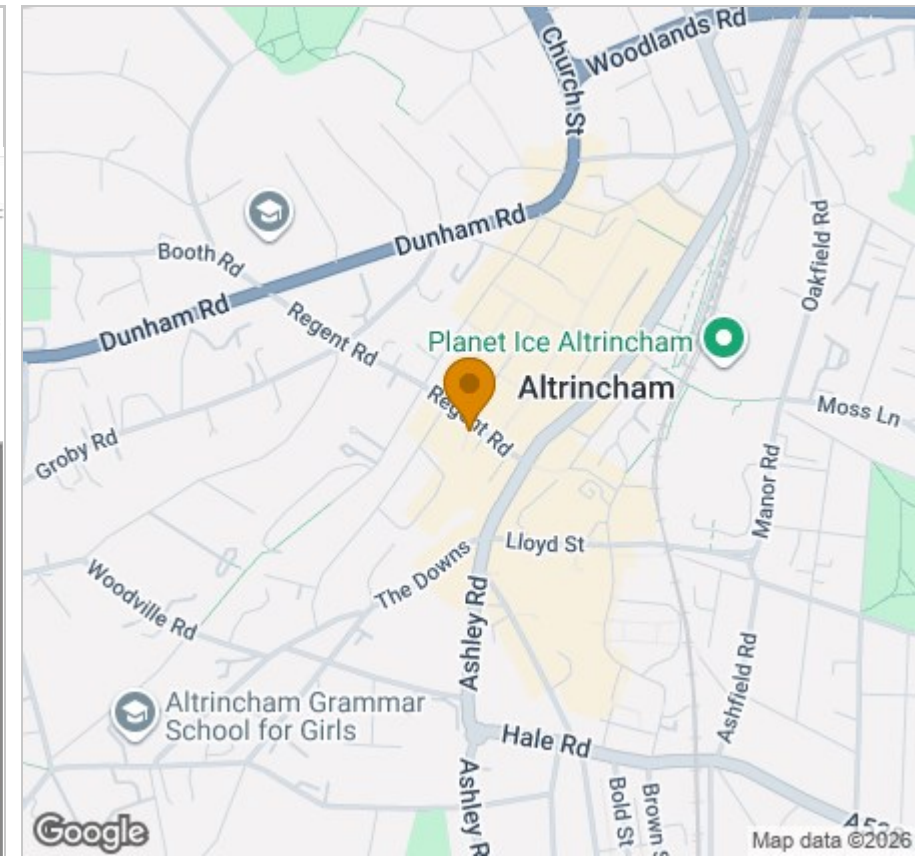
Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

