



**GASCOIGNE
HALMAN**

INGLEWOOD, ST. MARGARETS ROAD, BOWDON,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



INGLEWOOD, ST. MARGARETS ROAD, BOWDON, ALTRINCHAM

£250,000

A purpose built, first floor retirement apartment, suitable for over 55's, in the heart of Bowdon, close to Altrincham Town Centre with through lounge/dining room, separate kitchen, previously two bedrooms now a large one bedroom with bathroom. Off road parking and lift to all floors. NO ONWARD CHAIN.



A well-maintained, first floor retirement apartment. The apartment is approached through a secure door, operated by an entry phone within the apartment with a lift or staircase giving access to the first floor. The main living room/dining room provides a lovely view over the landscaped communal gardens to the rear, kitchen with a range of cabinetry and work surfaces. This was originally a two bed and has now been configured into one large bedroom served by a family bathroom. The property has the benefit of gas-fired central heating and double-glazed windows throughout. Inglewood stands in its own beautifully tended landscaped gardens with off-road parking. The apartment is offered with NO ONWARD CHAIN. NO PETS ALLOWED.



DIRECTIONS

From our Hale office, travel along Ashley Road in the direction of Altrincham, over the railway crossing and continue to the traffic lights. Continue straight over into Stamford Road and follow the road around passing the public house on the right hand side. Take the next turning on the right hand side onto The Firs and proceed along taking the second turning on the left hand side into St. Margaret's Road. Inglewood will be seen further along on the left hand side.

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. Timperley 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.

LOCAL AUTHORITY

Trafford Borough Council. Tax band C. Amount payable for 2025/2026 is £1885.16.

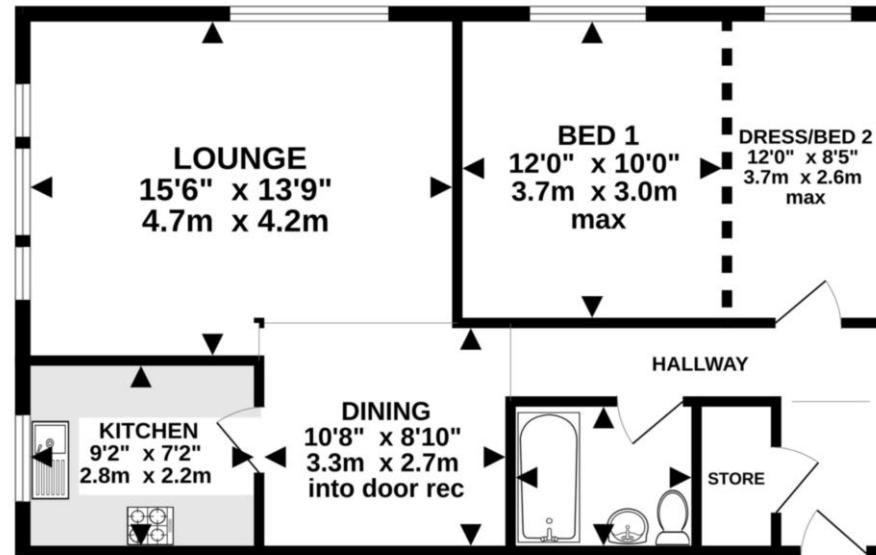
TENURE

We believe the property to be Leasehold with an original lease of 999 years commencing 17th December 1983 and a service charge payable of £200.00 per calendar month, to cover property and external maintenance. However it is our understanding that this could well be reduced as of next year. Subject to solicitors verification.

POSTCODE

WA14 2AP

FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measuring Tape 0.025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

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