



**GASCOIGNE
HALMAN**

APARTMENT 4, WELLINGTON ROAD, TIMPERLEY,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 4, WELLINGTON ROAD, TIMPERLEY, ALTRINCHAM

This stylish two double bedroom, two bathroom ground floor apartment forms part of a highly desirable development, perfectly positioned within walking distance of sought-after schools. Offering generous proportions, a wonderful, bay fronted living room, fitted kitchen diner, and a principal bedroom with en suite, it delivers both comfort and convenience. With attractive communal gardens, allocated parking, and no onward chain, this is an exceptional opportunity not to be missed.





DESCRIPTION

Set within a popular, contemporary development, this two double bedroom, two bathroom ground floor apartment offers spacious accommodation in a convenient location, just a short stroll from highly sought-after schools and useful commuter links.

Accessed via a well-kept communal entrance, the property opens into a welcoming private hallway that sets the tone for the generous proportions found throughout. The bay fronted living room provides an ideal setting for both relaxing and entertaining, while the fitted kitchen diner offers ample workspace and storage, perfectly suited to everyday living.

The apartment boasts two excellent double bedrooms, with en suite shower room accessed from the master. A well-appointed main bathroom serves the second bedroom and guests, ensuring practicality without compromising on style.

Externally, residents enjoy attractive communal gardens that provide a pleasant outlook and a sense of space around the development. The property further benefits from an allocated parking space, with additional visitor parking available for convenience.

Offered to the market with no onward chain, this impressive apartment combines location, space, and modern comfort.

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.

DIRECTIONS

SAT NAV: WA15 7RD

TENURE

Leasehold - Approx 103 Years Remain

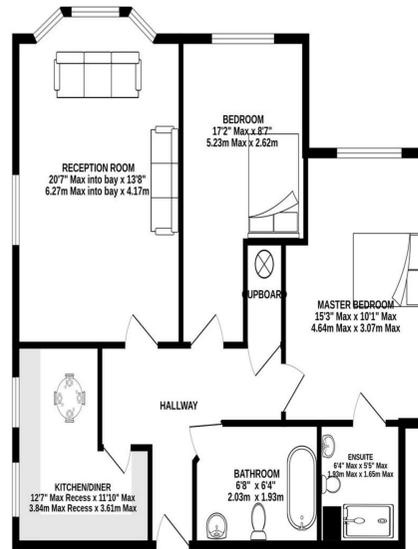
Ground Rent - £250 Per Annum

Service Charge - £1,500 Per Annum

LOCAL AUTHORITY

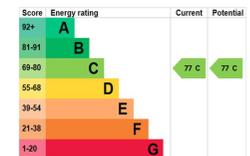
Trafford Council - Tax Band D

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.
Measurements are approximate. See to scale. Excludes proposed only.
Issue: 01/03/2020

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