



**GASCOIGNE
HALMAN**

THE PENTHOUSE, FORREST HILLS, BOWDON

THE AREAS LEADING ESTATE AGENT



THE PENTHOUSE, FORREST HILLS, BOWDON

£3,250,000

Spacious penthouse with private lift, three roof terraces, three en-suite bedrooms, study, double garage, in total over 4,200 sq.ft, and access to landscaped gardens in an exclusive development.





Communal Entrance with Restricted Access

Penthouse Lift Access

Breakfast Kitchen

Sitting Room, Dining Room & Drawing Room

Master Bedroom Suite

Two Further Bedroom Suites

Bedroom Four/Study

Utility Room

Three Car Garage & Visitor Parking

Stunning Communal Gardens

DESCRIPTION

Forrest Hill is a Design Award winning development for reasons that become wholly clear upon an initial inspection. The luxurious feel, quality and attention to detail are abundant when first entering the development with the generous proportions of the communal entrance facilities, staircase and lift with restricted access to the penthouse. The apartment extends to in all approximately 4265 square feet and has been luxuriously fitted throughout. The dining hall provides access to the principal rooms and to the large private terrace enjoying a southerly aspect. The drawing room has views over the rear communal gardens and a fireplace with open flue. The stunning Martin Moore kitchen features a range of Gaggenau appliances and has access to the easterly facing terrace which is an ideal venue for alfresco dining. Just off the kitchen the sitting room can be found and again has direct access onto the terrace.

The master bedroom suite is generous in everyway with a large bedroom area, a fitted walk through dressing room leading to a luxuriously appointed en suite facility with quality white suite, marble surround to the bath, plantation blinds and under floor heating. The two remaining double bedrooms both enjoy en suite facilities whilst the fourth bedroom is currently fitted as a study and has direct access to the westerly terrace. The apartment has the benefit of a gas under floor central heating system combined with some conventional radiators, double glazing and a Bose music system through the majority of the property.







OUTSIDE

Externally the gardens are a particular delight with many mature shrubs, trees and flower beds, coupled with extensive communal lawned gardens which enjoy a south-westerly aspect to the rear extending in excess of one acre. There is ample visitor parking and a three car garage block.

LOCATION

South Downs Road is one of Hale's choice locations and Forrest Hill enjoys a prime position. Being just 1/2 of a mile from Hale, the village centre is extremely accessible with its many fashionable shops, restaurants and bars. There are numerous highly regarded state and private schools in the locality and the Bowdon Cricket and Squash Club is close by. Hale Railway Station provides a regular commuter link to Manchester city centre and for those commuting by road the northwest comprehensive motorway network is available at either junctions 6 or 7 of the M56. Manchester Airport is just 4 miles away.

TENURE

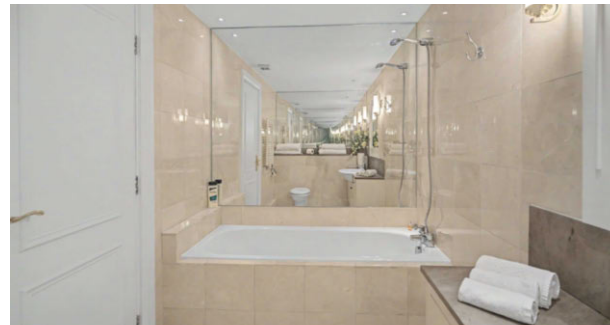
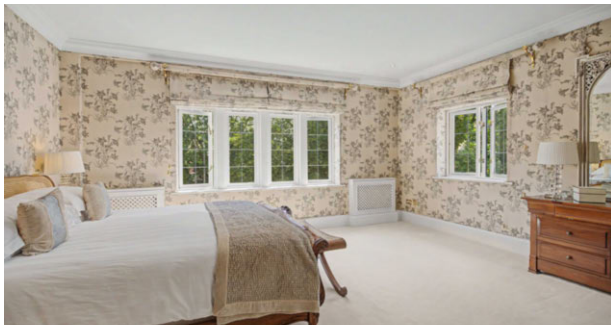
Leasehold with an original lease of 999 years from January 1997. There is a service charge payable of £1124 per month.

LOCAL AUTHORITY

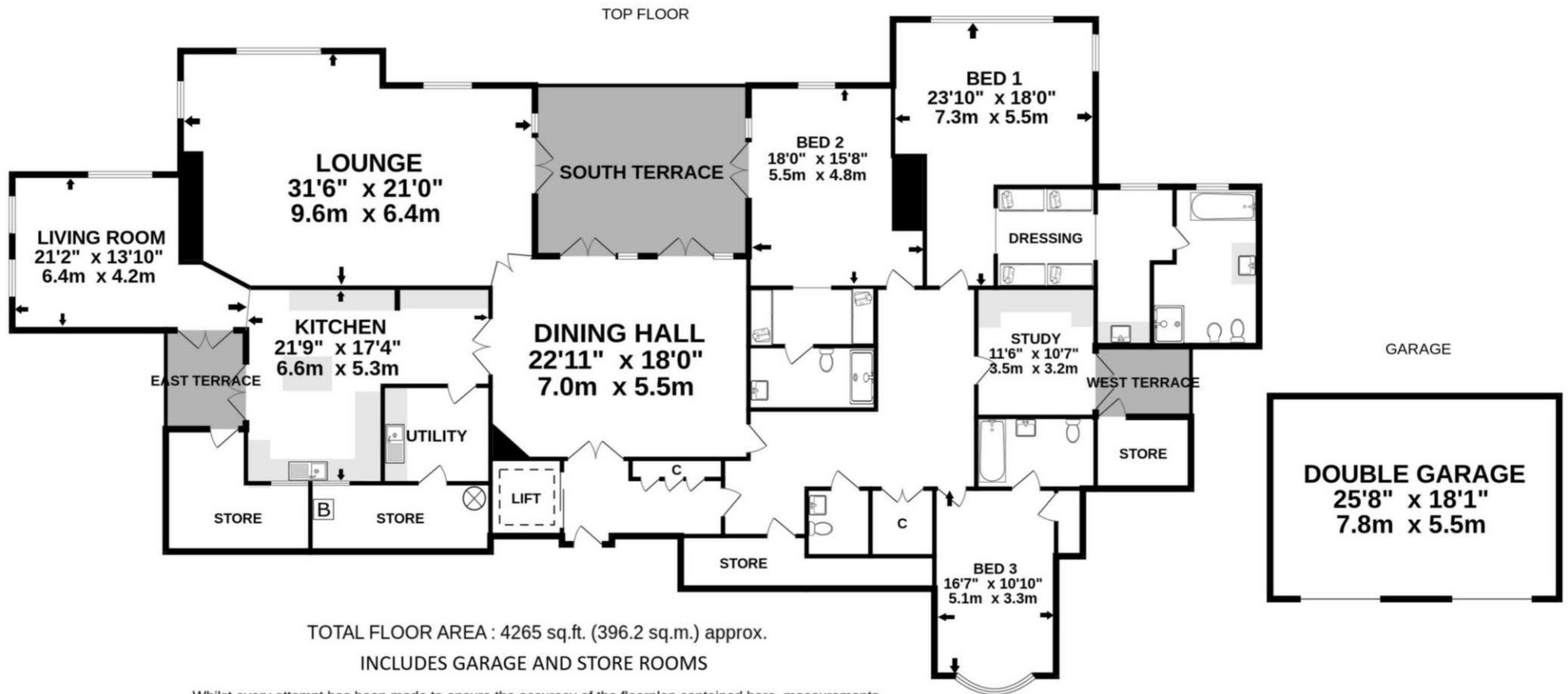
Trafford Borough Council. Tax Band H.

POSTCODE

WA14 3HD



FLOORPLAN & EPC



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. 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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