



36 Regent Court Groby Road, Altrincham

Altrincham

£140,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



36 Regent Court Groby Road

Altrincham, Altrincham

Wonderful two-bedroom ground floor retirement apartment for over 60s in Altrincham centre. No chain. Communal lounge, secure access, updated shower room, fitted kitchen, and the appealing direct access via a patio door which overlooks the pretty communal gardens.

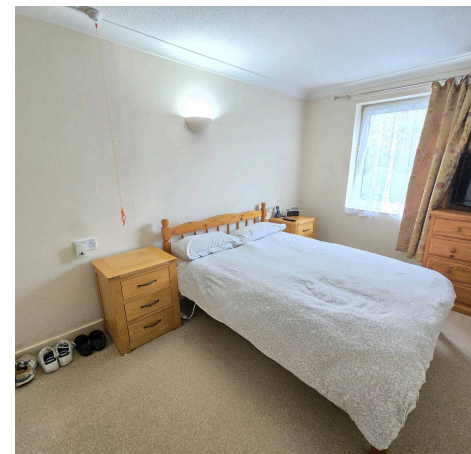
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- WONDERFUL RETIREMENT APARTMENT FOR THE OVER 60's
- SITUATED WITHIN THE HEART OF ALTRINCHAM CENTRE
- NO ONWARD CHAIN
- GATED ACCESS TO REAR OF DEVELOPMENT TO ALTRINCHAM MARKET
- GROUND FLOOR
- MODERN KITCHEN AND SHOWER ROOM
- FITTED WARDROBES
- RESIDENTS LOUNGE/CONSERVATORY



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Altrincham, Altrincham

This delightful two-bedroom ground floor retirement apartment is ideally positioned within the heart of Altrincham centre, offering convenient access to a wealth of amenities and transport links. Designed exclusively for the over 60s, the property is presented with no onward chain, providing an excellent opportunity for those seeking a comfortable and secure lifestyle. This particular apartment can be accessed directly via the patio door which overlooks the extremely well tended communal gardens. Upon entering, you are welcomed by a hallway that leads to a well-presented and inviting living room, perfect for relaxation and entertaining guests. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering both style and functionality for every-day living. Both bedrooms are well proportioned, with both bedrooms benefiting from fitted wardrobes that provide ample storage space. The shower room has been tastefully updated with a modern suite, featuring a walk-in shower for ease of access. Residents of this sought-after development enjoy access to a communal lounge and conservatory, fostering a friendly and sociable environment where neighbours can meet and enjoy shared activities. The property also benefits from secure, gated access to the rear of the development, providing direct entry to the vibrant Altrincham Market and its array of shops, cafes, and restaurants. Additional features include double glazing and electric heating which ensures comfort and peace of mind. This well-maintained apartment offers a superb blend of independence and community, making it an ideal choice for those looking to downsize or enjoy a low-maintenance home in a prime location. Early viewing is highly recommended to appreciate the quality and convenience this wonderful retirement apartment has to offer.



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

