



Apt 24, 35 Wellington Road, Timperley

Altrincham

Guide Price £289,950

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Apartment 24

35 Wellington Road, Altrincham

Contemporary 2-bed, 2-bath first floor apartment with lift, en-suite, parking, and visitor spaces. Close to Altrincham, schools, shops, and transport. Ideal for families or professionals.

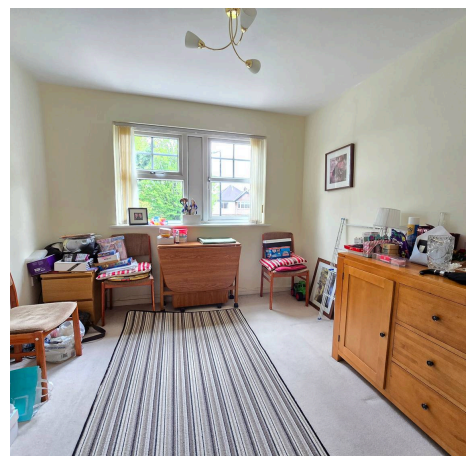
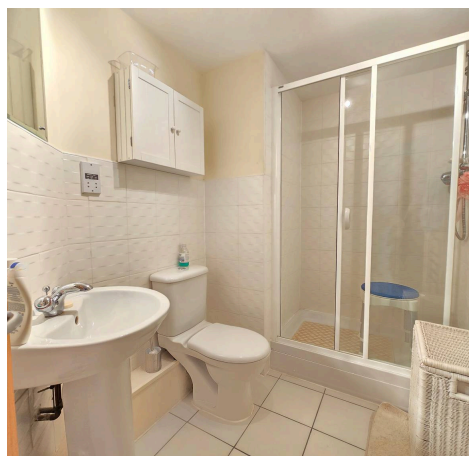
Council Tax band: D

Tenure: Leasehold - Approx 103 Years Remain

Service Charge - £1,500 PA

Ground Rent - £250 PA

- FIRST FLOOR CONTEMPORARY APARTMENT
- LIFT ACCESS TO ALL FLOORS
- ALLOCATED PARKING SPACE
- FURTHER VISITOR PARKING SPACES
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM OFF MASTER BEDROOM
- SECOND MAIN BATHROOM
- SOUGHT AFTER SCHOOLS WITHIN WALKING DISTANCE
- CONVENIENT REACH TO ALTRINCHAM
- KITCHEN DINER



Apartment 24

35 Wellington Road, Altrincham

This superb first floor contemporary apartment offers an excellent opportunity for those seeking modern and convenient living in a highly regarded location within accessible reach of Altrincham. The property features lift access to all floors, ensuring ease of movement for residents and guests alike. Upon entering, you are welcomed by a useful entrance vestibule complete with fitted wardrobes and this leads on to the entrance hallway with access to all rooms. The bay fronted living room offers a wonderful reception area with a good degree of natural light. The well-proportioned and inviting kitchen diner, which is thoughtfully designed to provide ample space for both cooking and dining, making it perfect for entertaining or enjoying every-day meals. The apartment comprises two generously sized bedrooms, including a master bedroom that benefits from a private en-suite shower room and fitted wardrobes. A second main bathroom serves the additional bedroom and guests, providing a modern and practical layout. Residents will appreciate the convenience of an allocated parking space, along with further visitor parking spaces available for guests. The property is ideally located within walking distance of sought after schools, making it an excellent choice for families or professionals who value access to quality education. This apartment represents an opportunity to acquire a modern, well-appointed home in a desirable area, combining contemporary living with practical features such as lift access and allocated parking. Whether you are a first-time buyer, downsizer, or investor, this property is sure to impress with its blend of style, comfort, and convenience. Early viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.

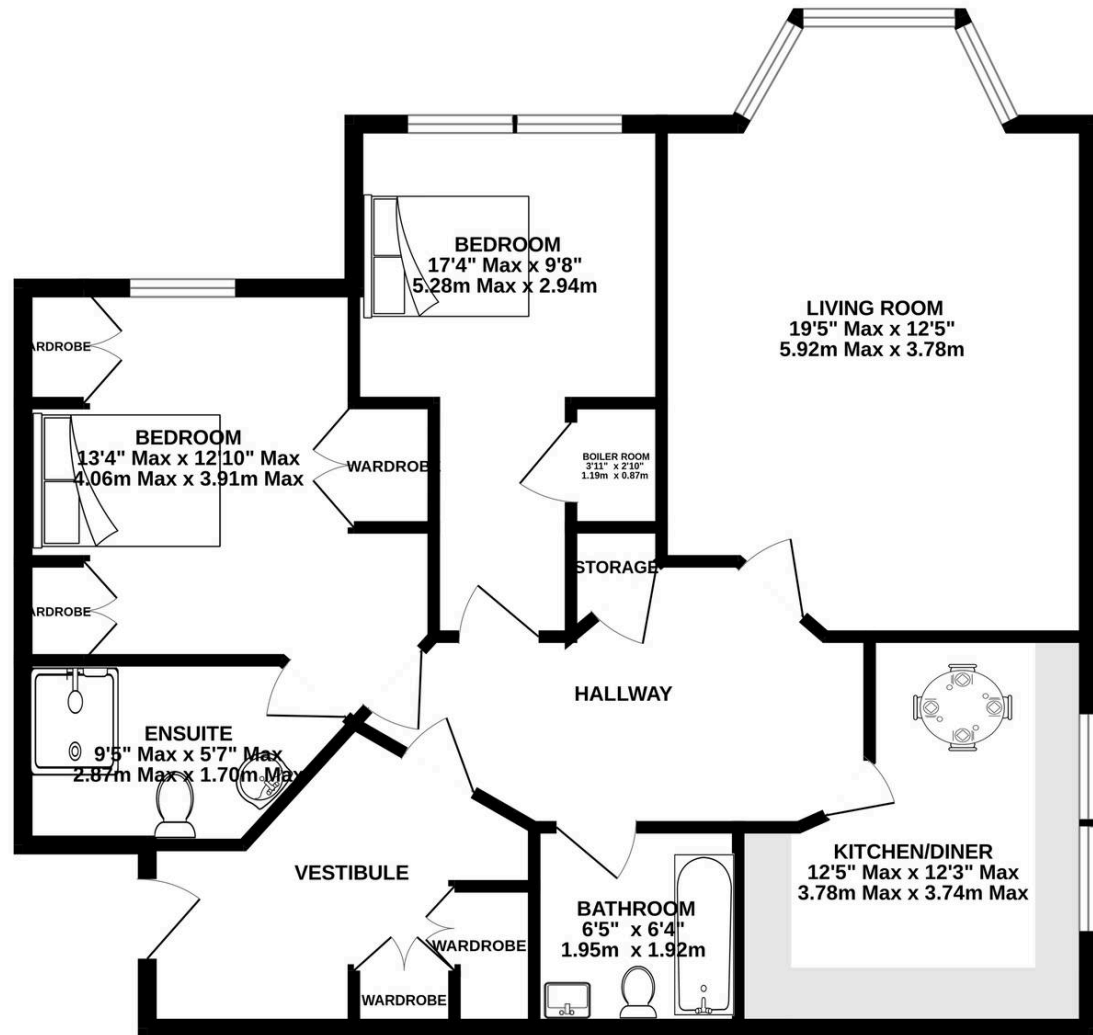


Apartment 24

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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. Hale 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.

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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