



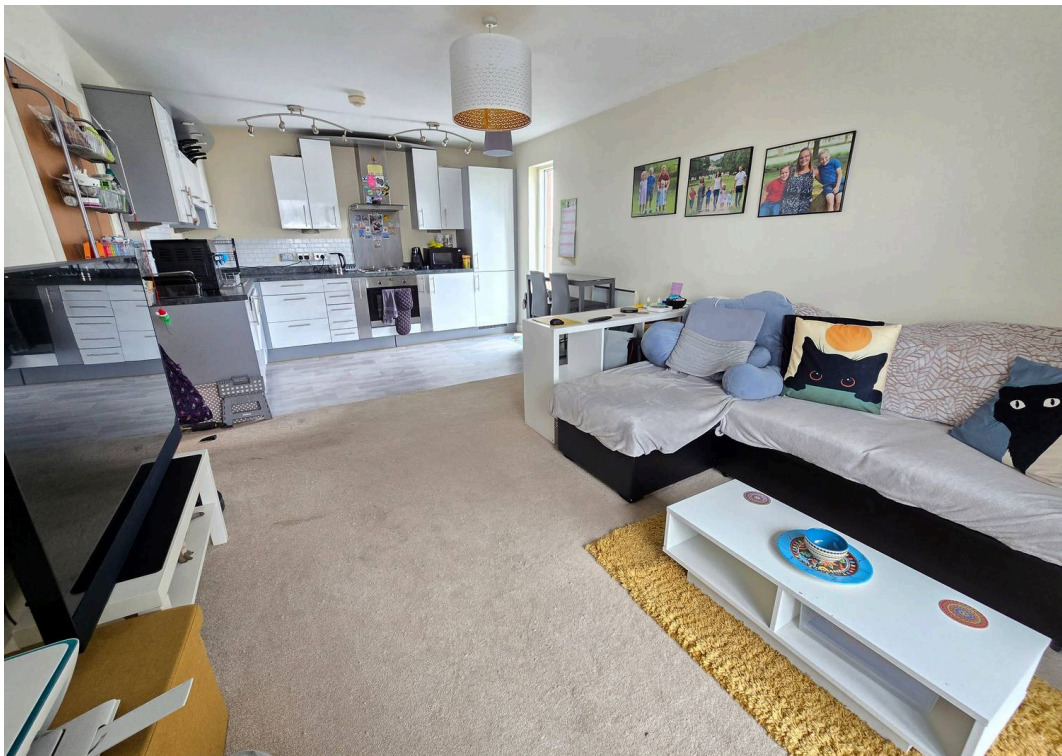
Apt 21, 12 Denmark Street, Altrincham

Altrincham

Guide Price £250,000

**GASCOIGNE
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THE AREA'S LEADING ESTATE AGENCY



Apartment 21

12 Denmark Street, Altrincham

No chain. Modern two bedroom third floor flat in central Altrincham with balcony, lift, parking, open plan living, integrated kitchen, secure entry, and easy access to shops and transport.
Council Tax band: D

Tenure: Leasehold - Approx 230 years Remaining

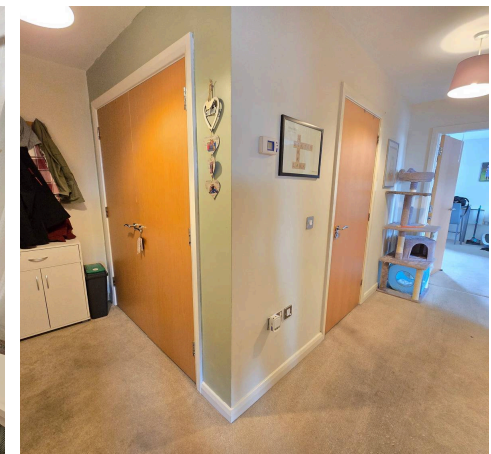
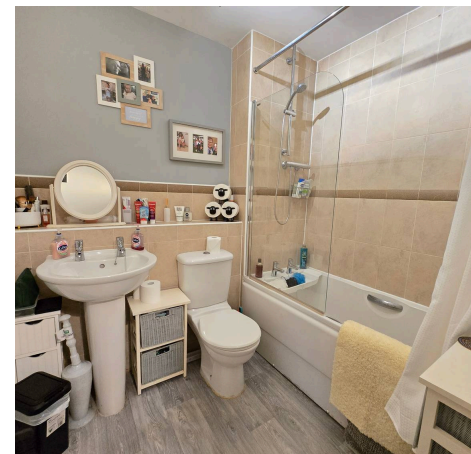
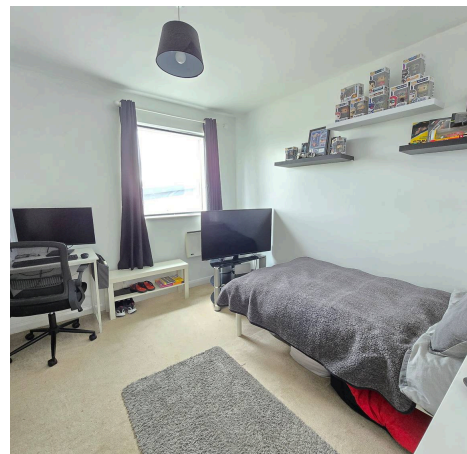
Service Charge - £3,000 per annum

Ground Rent - £273.50 Per Annum

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- 3rd FLOOR MODERN APARTMENT
- TWO WELL PROPORTIONED BEDROOMS
- OPEN PLAN LIVING ROOM AND KITCHEN
- BALCONY WITH VIEWS OVER CENTRAL ALTRINCHAM
- ALLOCATED PARKING
- MODERN BATHROOM
- LIFT ACCESS TO ALL FLOORS



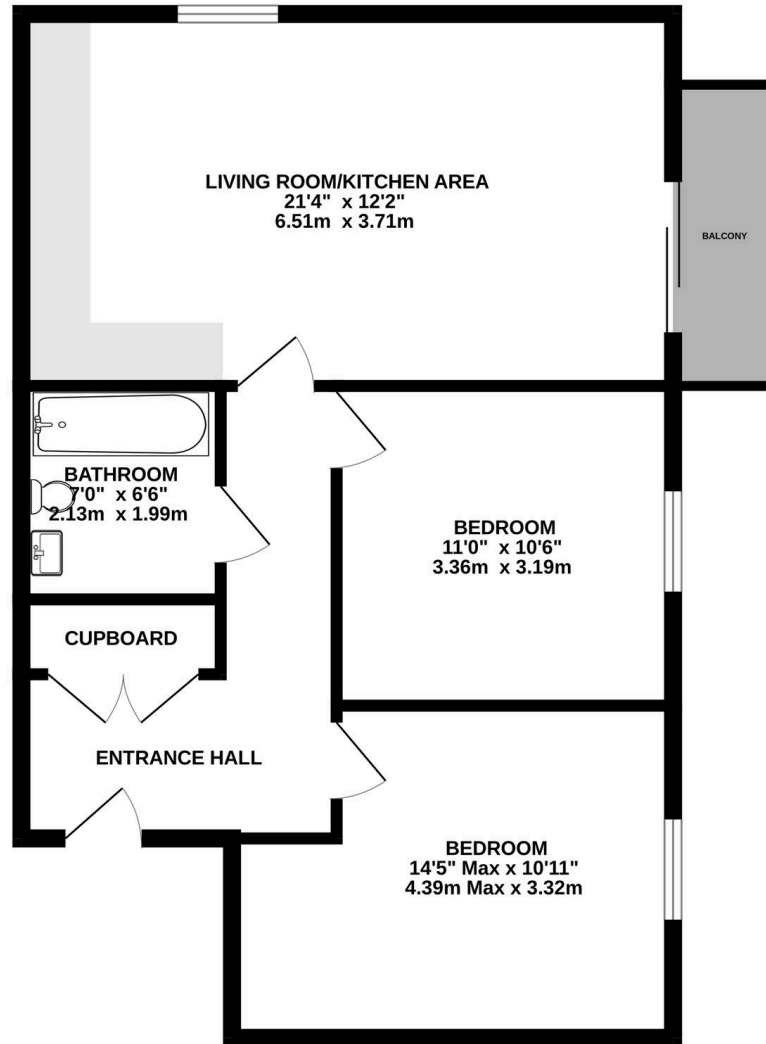
Apartment 21

12 Denmark Street, Altrincham

Offered to the market with no onward chain, this impressive two bedroom apartment is situated on the third floor of a modern development in the vibrant heart of central Altrincham. The property is ideally suited to first-time buyers, professionals, or those seeking a convenient investment opportunity. Upon entering, you are welcomed by a well proportioned entrance hallway with fitted cloaks cupboard. The entrance hall leads to the open plan living room and modern fitted kitchen, which is thoughtfully designed to maximise both comfort and functionality. Sliding glass doors provide access to a private balcony, which enjoys far-reaching views over central Altrincham (ideal for enjoying a morning coffee or evening relaxation). Both bedrooms are well proportioned, with the principal bedroom offering plenty of space for a double bed and additional furnishings, while the second bedroom is equally versatile and could serve as a guest room or home office. The modern bathroom is fitted with a three piece white suite, including a bath with shower over, wash basin, and WC. Further benefits include allocated parking for residents, secure entry system, and lift access to all floors (ensuring ease of access for all). The property's location places you within easy reach of Altrincham's excellent selection of shops, cafes, restaurants, and transport links, including the Metrolink and mainline railway station, making commuting to Manchester and beyond both simple and convenient.



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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