



Apt 4, 15 Devonshire Road, Broadheath

Altrincham

Guide Price £215,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Apartment 4

15 Devonshire Road, Altrincham

Modern ground floor apartment with open plan kitchen-living area, two bedrooms, modern bathroom, storage, and parking. Close to Altrincham centre and Broadheath retail parks. Council Tax band: D

Tenure: Leasehold - 155 Years From 1st January 2003

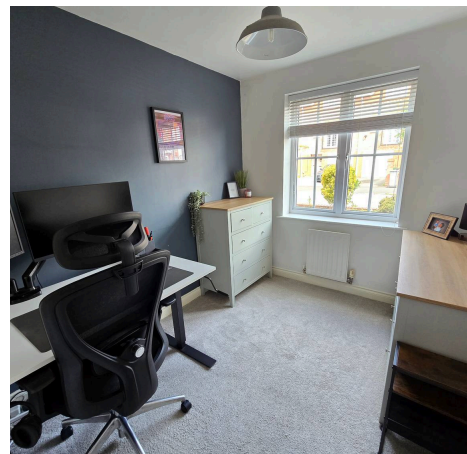
Service Charge - £91.40 pcm

Ground Rent - £150 Per annum

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

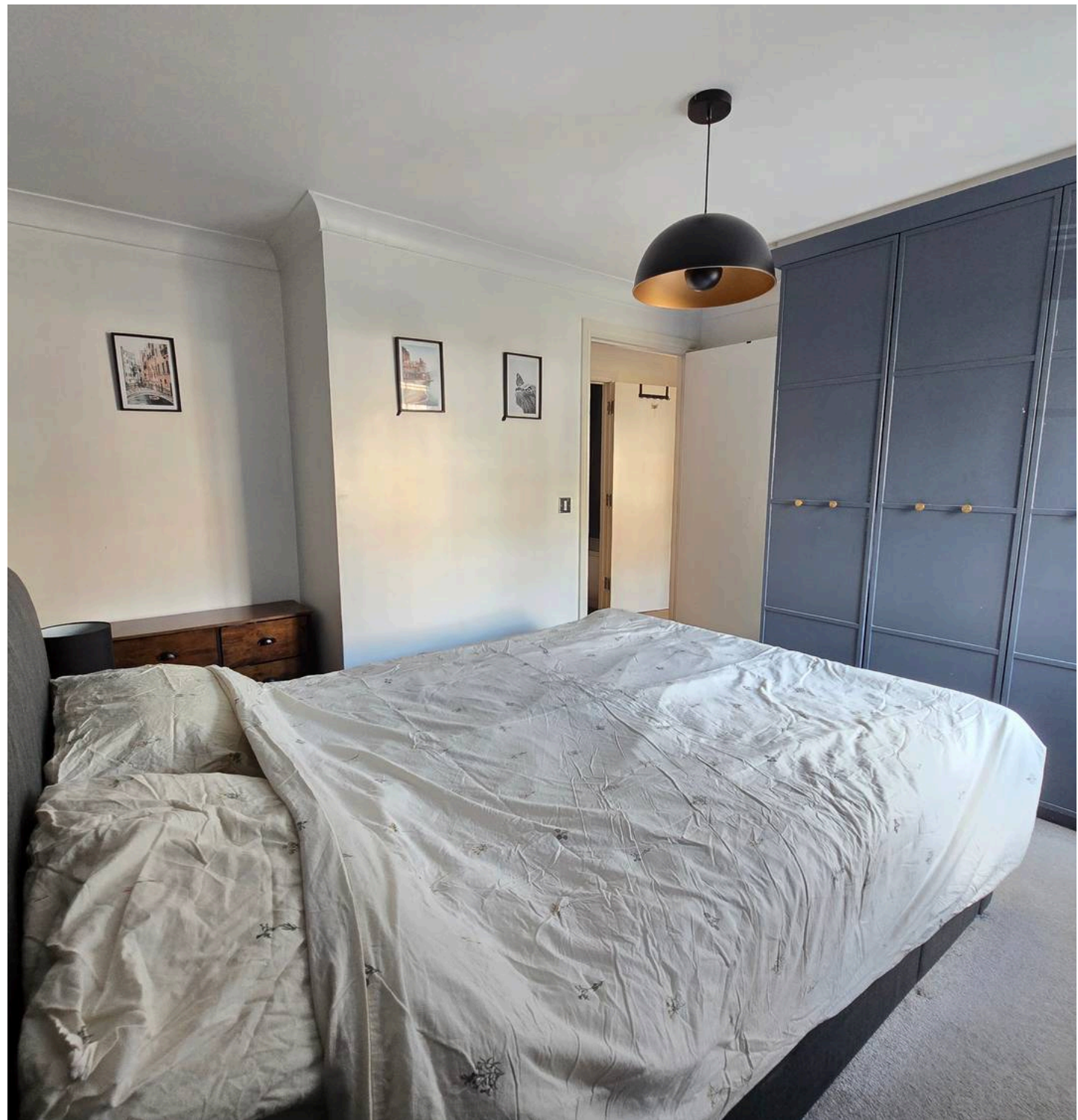
- GROUND FLOOR MODERN APARTMENT
- ALLOCATED PARKING
- TWO WELL PROPORTIONED BEDROOMS
- OPEN PLAN KITCHEN AND LIVING ROOM AREA
- CONVENIENT REACH TO ALTRINCHAM CENTRE AND BROADHEATH RETAIL PARKS
- MODERN BATHROOM
- FITTED STORAGE CUPBOARDS



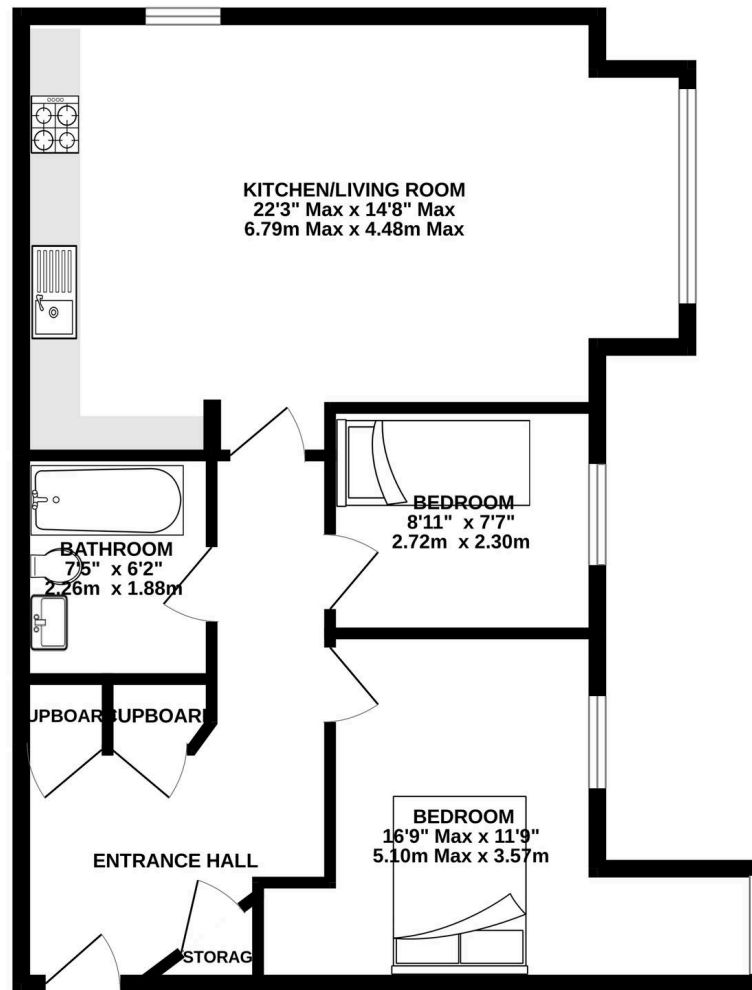
Apartment 4

15 Devonshire Road, Altrincham

Nestled within a sought-after modern development, this refined ground floor apartment presents an exceptional opportunity for those seeking contemporary living within convenient reach of Altrincham's vibrant centre and the popular Broadheath retail parks. The property opens into a welcoming entrance hall, thoughtfully designed with fitted storage cupboards that offer practical solutions for every-day organisation. The heart of the home is the impressive open plan kitchen and living room area, where there is a good degree of natural light, creating an inviting atmosphere ideal for both relaxing and entertaining. The kitchen is appointed with a range of eye and base level units and integrated appliances, complemented by ample worktop space. Two well-proportioned bedrooms afford a tranquil retreat, each offering versatility to suit individual requirements, whether as restful sleeping quarters or a dedicated home office or guest room. The principal bedroom benefits from generous dimensions, while the second bedroom is equally well-sized, ensuring comfort and flexibility. A contemporary bathroom completes the internal layout, offering a wonderful space for daily routines. Further enhancing the appeal are the allocated parking facilities, ensuring convenience and peace of mind for residents. The apartment combines the ease of modern living with thoughtful touches throughout, making it an ideal choice for professionals, couples, or those looking to downsize without compromise. Its prime location places a wealth of amenities, transport links, and leisure opportunities within easy reach, promising a lifestyle of both comfort and connectivity.



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



APARTMENT 4, 15 DEVONSHIRE ROAD

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