

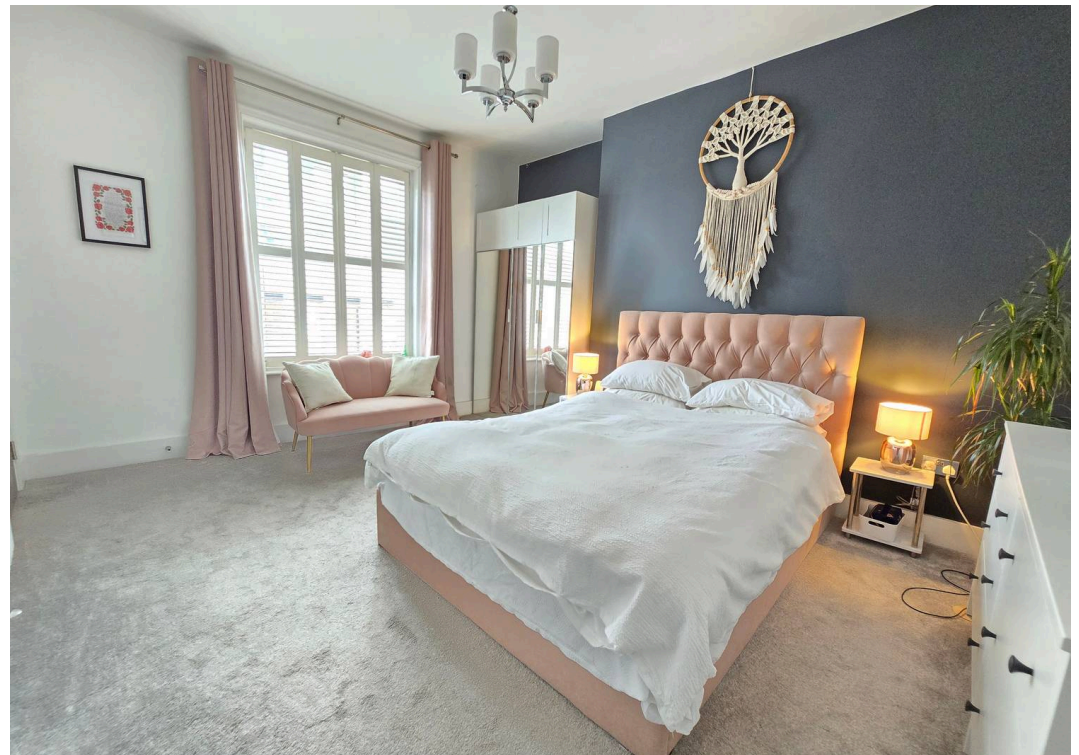
Flat 2, 29 Stamford Street, Altrincham

Altrincham

Guide Price £350,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 2

29 Stamford Street, Altrincham

Immaculate two bed first floor apartment in central Altrincham with private entrance, open plan living, en suite, parking, high ceilings, and easy access to transport, shops, and restaurants.

Council Tax band: A

Tenure: Leasehold - Approx 247 years Remaining

Ground Rent £0

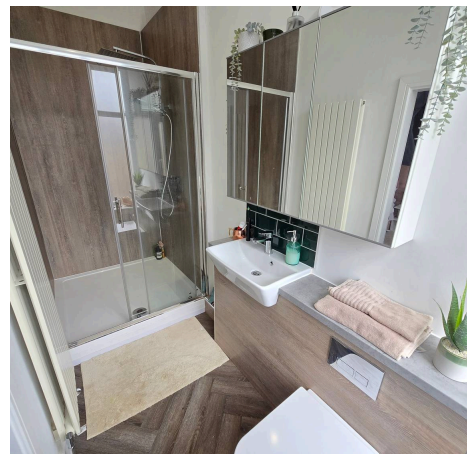
Service Charge £0

Vendor informs us that 50% is paid annually to the Freeholder for the building insurance premium.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- IMMACULATE FIRST FLOOR MAISONNETTE STYLE APARTMENT
- WITH ITS OWN PRIVATE ENTRANCE HALLWAY
- WELL PROPORTIONED ACCOMMODATION THROUGHOUT
- CENTRAL ALTRINCHAM LOCATION
- WALKING DISTANCE TO METROLINK/BUS TERMINAL
- ALLOCATED OFF ROAD PARKING
- TWO DOUBLE BEDROOMS AND TWO BATHROOMS
- OPEN PLAN LIVING ROOM AND KITCHEN DINER
- ONE OF ONLY TWO APARTMENTS IN DEVELOPMENT



Flat 2

29 Stamford Street, Altrincham

Presenting an immaculate first floor maisonette-style apartment, this exceptional two bedroom residence is one of only two apartments within a unique development, offering a rare opportunity to enjoy refined living in the very heart of Altrincham. The property is introduced by its own private entrance hallway, which provides a useful storage/cloaks area on the ground level. The well proportioned accommodation is thoughtfully arranged to maximise comfort and versatility, with a superb open plan living room and kitchen diner forming the social heart of the home. This expansive space enjoys a good degree of natural light, ideal for both entertaining and every-day relaxation, and features a contemporary kitchen with integrated appliances, ample storage, and stylish work surfaces.



Flat 2

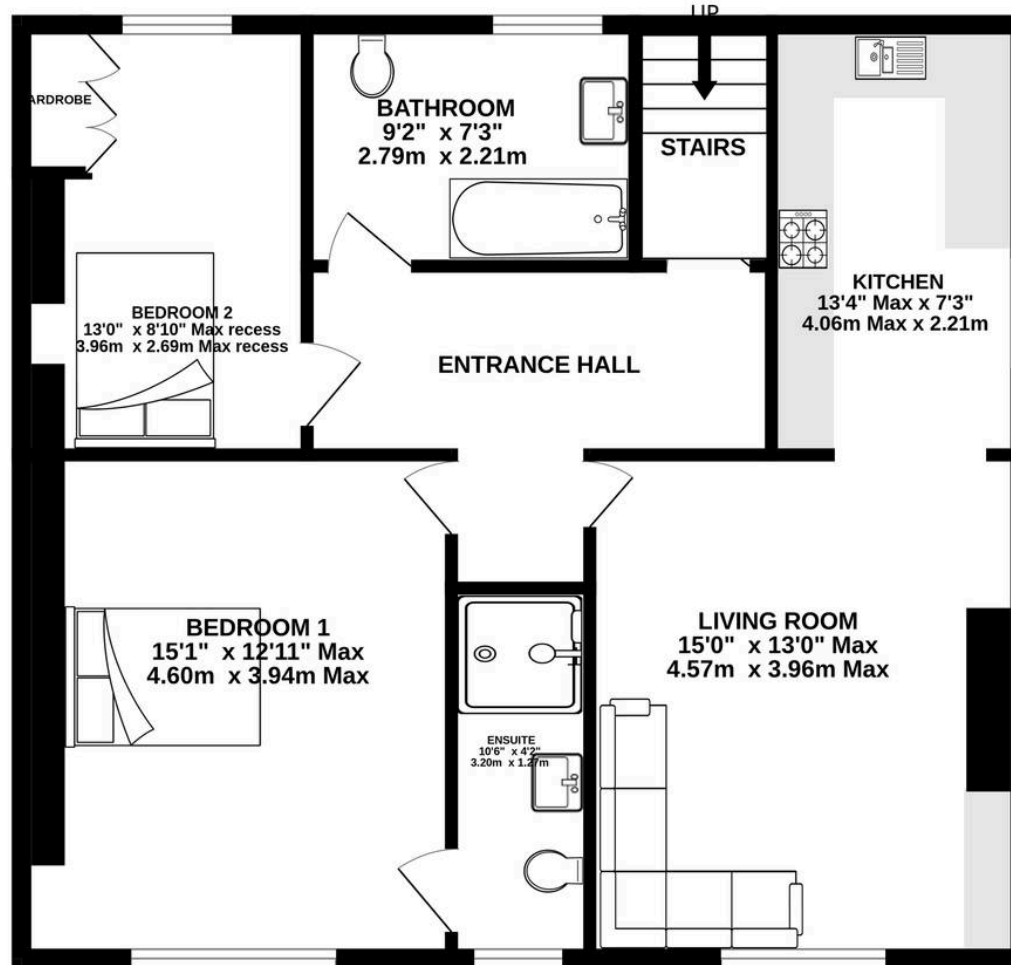
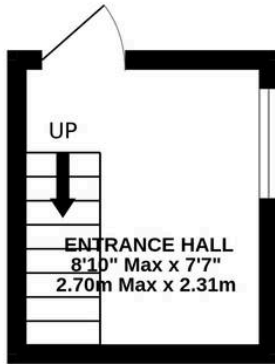
29 Stamford Street, Altrincham

Both bedrooms are generous doubles, each providing excellent space for furnishings and personal retreat, while the principal bedroom benefits from a contemporary en suite shower room, finished to a high standard. The main bathroom is equally well appointed and spacious, offering a modern suite, ensuring convenience for residents and guests alike. Additional features include allocated off road parking (a valuable asset in this central location) and high ceilings which further enhance the sense of space throughout. Situated within walking distance to the Metrolink and bus terminal, as well as the vibrant array of shops, cafés, and restaurants that Altrincham has to offer, this apartment is perfectly positioned for those seeking a cosmopolitan lifestyle with excellent connectivity. The unique combination of exclusivity, space, and prime location makes this property particularly attractive to discerning buyers.



GROUND FLOOR ENTRANCE

FIRST FLOOR



TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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