



Apt 36, 27 Wharf Road, Altrincham
Altrincham

Guide Price £215,000

**GASCOIGNE
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THE AREA'S LEADING ESTATE AGENCY



Apartment 36

27 Wharf Road, Altrincham

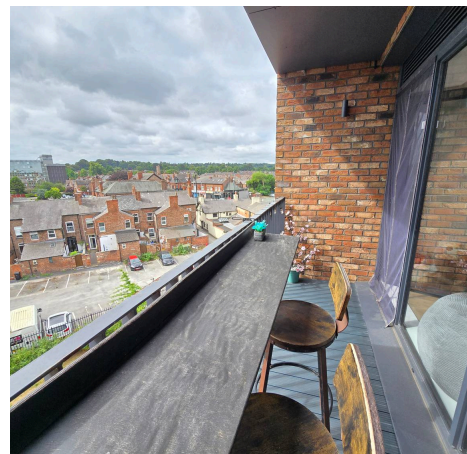
Modern fourth-floor apartment with open plan living, private balcony, double bedroom, stylish kitchen, lift access, secure parking, and great transport links. Ideal for professionals or couples. Council Tax band: B

Tenure: Leasehold - Approx. 245 Years Remain

Service Charge - £888 per annum

Ground Rent - We are informed the vendor pays £0

- CONTEMPORARY FOURTH FLOOR APARTMENT
- LARGE BEDROOM
- OPEN PLAN LIVING ROOM/DINING ROOM
- BALCONY
- CONTEMPORARY KITCHEN
- MODERN SHOWER ROOM
- OFF ROAD PARKING
- CONVENIENT REACH OF RETAIL PARKS, CANAL TOWPATH WALKS AND METROLINK
- LIFT ACCESS TO ALL FLOORS
- INTEGRATED APPLIANCES TO KITCHEN

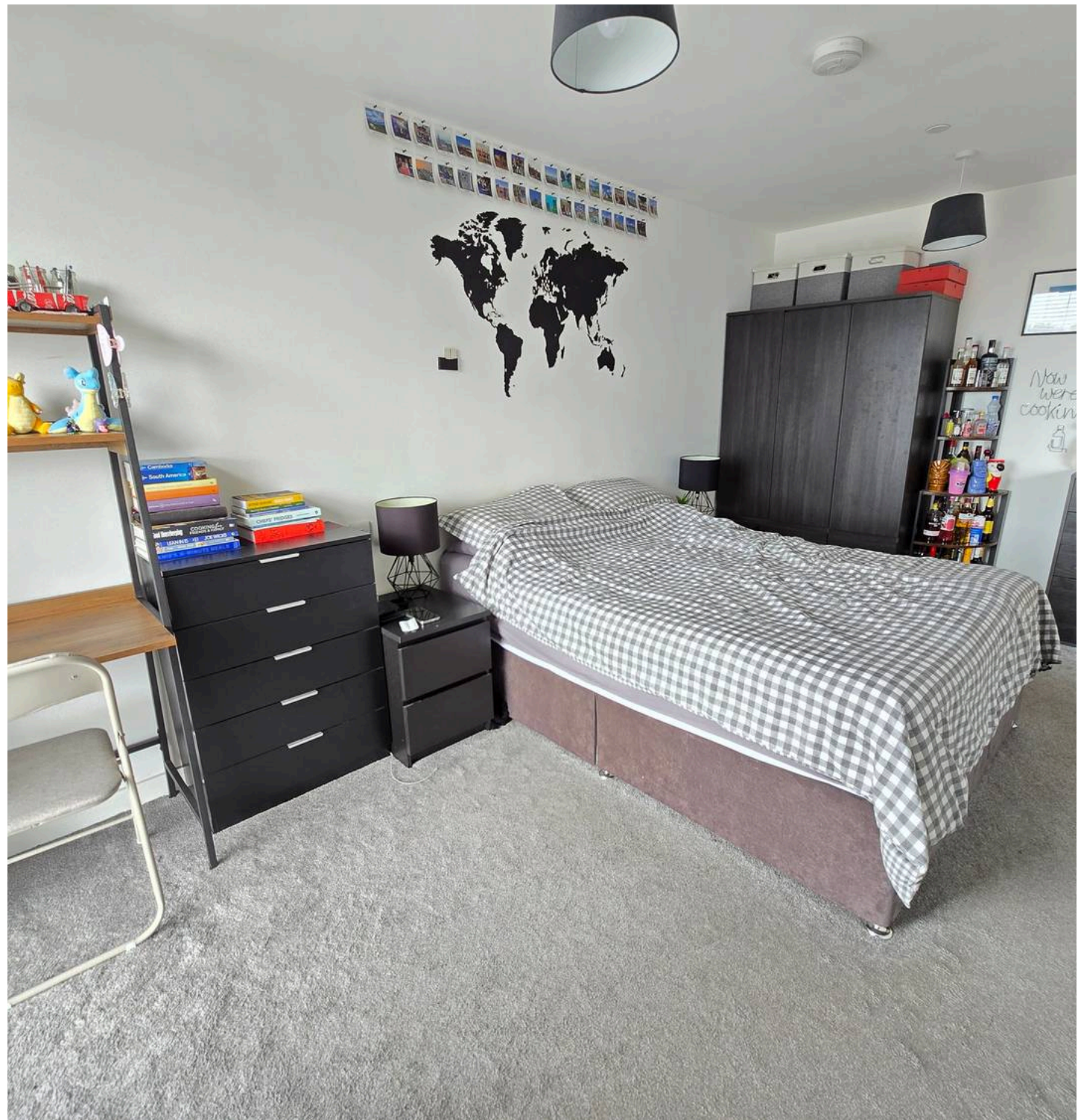


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Set within a stylish modern development, this contemporary fourth-floor apartment presents an inviting blend of comfort and sophistication. The property opens into a Welcoming entrance hall, leading to a beautiful open plan living and dining area, thoughtfully designed to maximise light and versatility. Floor-to-ceiling windows create an uplifting ambience, seamlessly connecting the living space to a private balcony that offers far-reaching views and an ideal setting for morning coffee or evening relaxation. The contemporary kitchen, complete with integrated appliances and sleek cabinetry, caters to the needs of the modern lifestyle, while the generous double bedroom provides a peaceful retreat with ample space for storage and restful nights. A modern shower room, finished with quality fittings and elegant tiling, adds a touch of luxury. Lift access to all floors ensures ease of movement throughout the building, and the property's layout is perfectly suited for professionals and couples alike.

The apartment benefits from well-maintained communal grounds and secure off-road parking, offering both convenience and peace of mind for residents and guests. The private balcony extends the living space outdoors, providing an intimate spot for al fresco dining or simply enjoying the surrounding cityscape. Located within convenient reach of retail parks, scenic canal towpath walks, and the Metrolink network, this property promises a lifestyle of effortless connectivity and leisure.



FOURTH FLOOR
482 sq.ft. (44.8 sq.m.) approx.

