



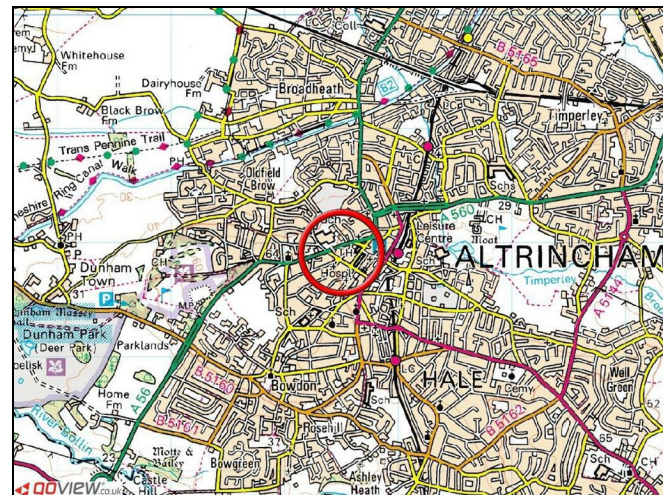
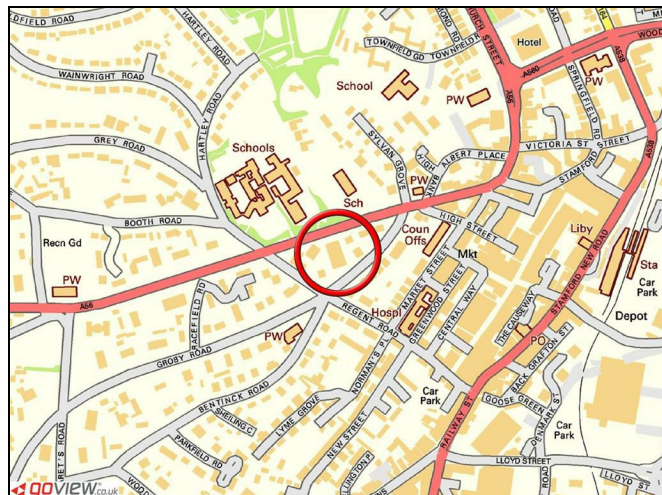
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

Stamford Grange Dunham Road Altrincham, WA14 4AN



AN IMMACULATELY PRESENTED, WELL PROPORTIONED GROUND FLOOR RETIREMENT APARTMENT SET WITHIN THIS IMPRESSIVE, PURPOSE BUILT DEVELOPMENT, SUPERBLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 830SQFT

Communal Hall and Entrance. Private Entrance. Hall. Living and Dining Room. Breakfast Kitchen. Two Double Bedrooms. Two Shower Rooms. Undercroft Parking. Communal Gardens. Lift. No Chain!

£315,000

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An immaculately presented, Ground Floor Retirement Apartment set within this impressive, purpose built development, superbly located within a moments' walk of Altrincham Town Centre its facilities, the popular Market Quarter and the Metrolink.



The well proportioned property offers interestingly shaped rooms throughout and unlike many retirement developments, the property offers a most attractive proposition to a downsizer in view of the size of all the rooms.

The development offers built in safety feature in way of emergency push buttons which call directly to a control centre to contact family members. In addition, there are Communal Living, Dining and Kitchen Areas for use of all the residents, particularly when entertaining family, and Communal Stores to each floor.

Externally, the property enjoys well maintained Communal Gardens with Resident's having a designated Parking space within secure underground Parking with a Lift accessing all floors.



This property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Communal Entrance to Communal Hall. Staircase and Lift rising to all floors. Private Entrance to Apartment 5.

Entrance Hall with panelled doors giving access to the Bedroom and Living Accommodation. Video entry phone system. Extensive storage and cupboard space.

A superbly proportioned Double Reception Living and Dining Room with south facing bay window to the front elevation enjoying views over the Communal Gardens. Additional window to the side elevation. Attractive fireplace. Coved ceiling.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an electric oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and washer/dryer. Ample space for a breakfast table and chairs. Window overlooks the Communal Gardens.

Principal Bedroom One with built in wardrobes. Window to the front elevation.



This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing a walk in, wet room-style shower with glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Chrome finish heated towel rail.

Bedroom Two with built in wardrobes. Window to the front elevation.



The Shower Room is fitted with an enclosed shower cubicle with electric shower, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floors. Chrome finish heated towel rail.

The Apartment benefits from uPVC double glazing throughout and economy seven electric heating, emergency pull cords and waist height sockets in keeping with retirement developments of this type.

Further Communal facilities include a comfortable furnished residents Lounge, residents Kitchen and toilet facilities.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.



- Leasehold - Ground Rent - £274.22 per annum @ October 2025 - There is a Service Charge which covers maintenance, repair and decoration of the building, cleaning, lighting and heating of Communal parts, maintenance of the grounds etc
- Council Tax Band E



Approx Gross Floor Area = 830 Sq. Feet
= 77.2 Sq. Metres

