

John N
Hilditch & Co



**APARTMENT 4, REGENT COURT, GROBY ROAD,
ALTRINCHAM, CHESHIRE, WA14 1PQ**

OCCUPYING AN EXTREMELY CENTRAL LOCATION A ONE BEDROOMED
GROUND FLOOR APARTMENT WITH FRENCH DOORS OPENING ONTO
A SMALL PATIO.

£79,950

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Occupying an extremely central location within flat walking distance of Altrincham town centre this development has the benefit of some private parking to the rear and neatly landscaped gardens. The accommodation which is set out at ground floor level comprises a communal entrance with communal lounge and entry phone system whilst the apartment itself comprises an entrance hallway, lounge, bedroom, kitchen and bathroom.

The immediate vicinity is well placed for access to the local shops and is also within easy walking distance of the Metrolink into Manchester. The urban motorway network and International Airport are within ten to fifteen minutes drive.

DIRECTIONS

Proceeding out of Altrincham along the A56 Groby Road will be spotted on the left hand side and the development is immediately on the left.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

COMMUNAL ENTRANCE AND HALL

where the RESIDENTS COMMUNAL LOUNGE AND LAUNDRY can be found.

APARTMENT HALLWAY

with storage cupboard.

LOUNGE/DINING ROOM 18'0" X 10'6" (5.49 X 3.20)

with French doors onto a small patio which enjoys views over the communal gardens.

WELL EQUIPPED KITCHEN 7'3" X 5'5" (2.21 X 1.65)

DOUBLE BEDROOM 14'1" X 8'8" (4.29 X 2.64)

with built-in wardrobes and garden aspect.

BATHROOM

well appointed and fitted with a three piece suite.

EXTERNALLY

VISITORS AND RESIDENTS PARKING

there are two visitors parking spaces on site and No. 4 has a designated parking space. It is worth noting that there is a walk way at the far left hand side of the car park with a gate (residents have a key) which enables residents to walk down private path and exit by the market instead of walking around the perimeter GARDENS Regent Court sits in small but neatly tended gardens enclosed by a gated entrance with vehicular access to the rear. There are small areas of lawn enclosed by herbaceous borders.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

GROUND RENT:

£450 per annum

Management charge, payable to Peveral twice yearly (March and September), approximately £961 i.e. £1,922.

TENURE:

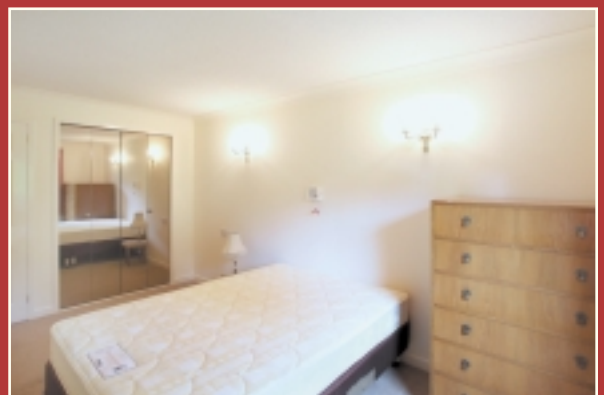
ASSESSMENT:

Trafford Borough Council. Council Tax Band 'C'

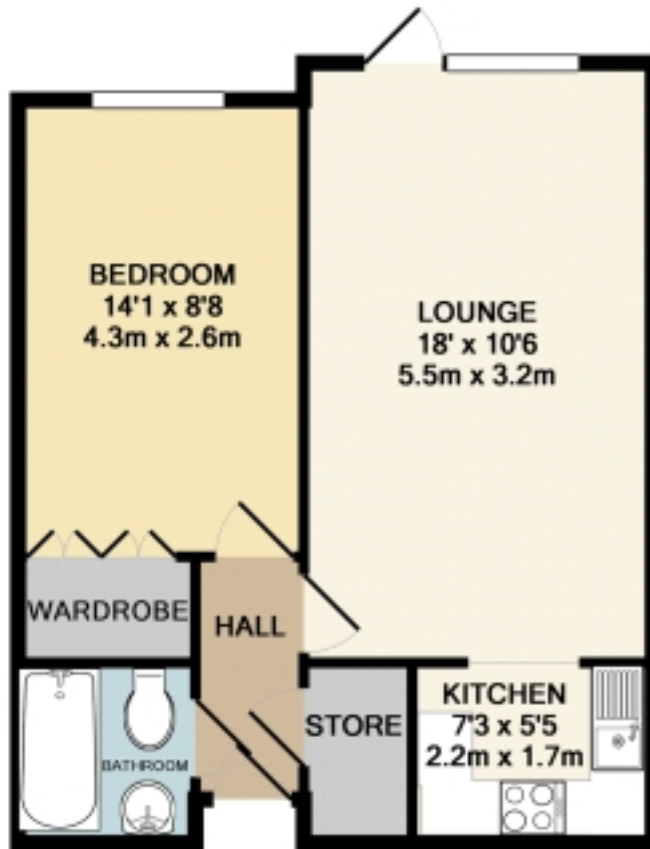
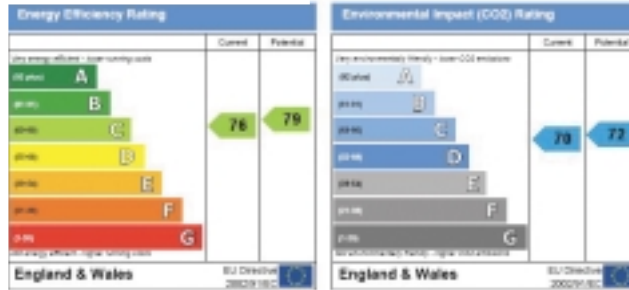
VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Address: 4 Regent Court, Groby Road, ALTRINGHAM, WA14 9DQ
 EBN: 0161-929-6366 FBN: 0161-929-6333



APARTMENT 4, REGENT COURT, GROBY ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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