



**GASCOIGNE
HALMAN**

APARTMENT 21, 17A, BADGER ROAD, WEST
TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 21, 17A, BADGER ROAD, WEST TIMPERLEY, ALTRINCHAM

Wonderful TOP FLOOR apartment which has been lovingly maintained by the current vendor to create a contemporary living space throughout. The apartment is situated within an extremely popular location, within convenient reach of local shops, schools and recreational parks. The apartment boasts two double bedrooms, and there are also two re-fitted bathroom suites which offer beautiful contemporary design. An open plan kitchen and living room/dining room area also offer enviable views over rooftops and communal grounds. Externally, the apartment comes with an allocated parking space, and there are further visitor spaces provided. Internal viewing is essential in order to fully appreciate.



DESCRIPTION

Elevated above the rooftops and tucked away on an exclusive top floor shared with just one other apartment, this exceptional property offers a wonderful opportunity to own this contemporary home.

A private entrance hallway welcomes you inside, thoughtfully designed with a cleverly integrated utility/storage cupboard that keeps everyday essentials neatly out of sight. This purposeful layout sets the tone for the rest of the home: spacious, streamlined and refined.

At the heart of the property lies the open-plan kitchen, living, and dining area, a beautifully composed space where modern design meets effortless comfort. Natural light is offered by the French doors, which open to a charming Juliet-style balcony, drawing your eye across sweeping rooftop views that shift with the seasons.

Both bedrooms are well-proportioned double rooms, offering a welcome retreat and tranquility. The master bedroom is a standout, complete with fitted wardrobes and its own refitted en-suite shower room, finished in contemporary tones. The second bedroom is equally versatile, ideal as a guest room or workspace.

A separately refitted main bathroom showcases intelligent design and high-quality finishes, providing style and practicality in equal measure.

Externally, the convenience continues with your own allocated parking space, ensuring ease on busy days, while additional visitor parking means guests are always comfortably accommodated.

A fantastic home which will appeal to many.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

WA14 5UZ

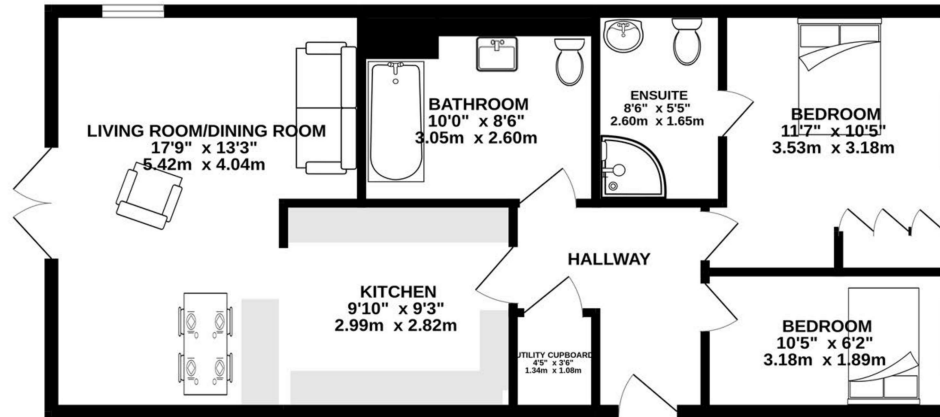
TENURE

Leasehold - 125 years from 1st Jan 2005 - Approx 104 Years Remain
Service Charge - £1368
Ground Rent - £125
Stamford Brook Estate Charge - Approx £200 per annum.

LOCAL AUTHORITY

Trafford - Tax Band C

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**