



Baskerville Road, Altrincham, WA14

Asking Price Of £320,000



Property Features

- **Stylish Two Bedroom Apartment**
- **Open-Plan Living Space**
- **Modern Fitted Bathrooms and Kitchen**
- **Ensuite to Master Bedroom**
- **Canal Side Views**
- **Allocated Parking**
- **Sought-after Location**
- **Short Walk to John Leigh Park**
- **Ten Minutes Walk to Metro Link Station**
- **Short Walk to Amenities Offered in Altrincham**



Full Description

A stylish and spacious two-bedroom apartment, ideally positioned in a sought-after location with attractive canal-side views. The property offers a generous open-plan living space, a modern fitted kitchen, contemporary bathrooms and an ensuite to the master bedroom. Further benefits include allocated parking and an excellent EPC rating of B. Conveniently located within a short walk of John Leigh Park, the Metrolink station and Altrincham town centre, with its excellent range of shops, bars and restaurants.



OPEN-PLAN LIVING SPACE

18' 1" x 12' 11" (5.52m x 3.96m)

The spacious open-plan living area benefits from uPVC French doors opening onto a Juliet balcony, alongside a separate uPVC double-glazed window, both fitted with Venetian blinds to provide privacy while allowing plenty of natural light. The room features attractive LVT flooring, a central pendant light fitting, recessed spotlights over the kitchen area and two double-panel radiators.



The modern fitted kitchen offers a range of matching wall and base units, complemented by a recessed stainless-steel sink and a range of integrated Neff appliances, including a fridge freezer, dishwasher, electric hob, oven and washing machine.



MASTER BEDROOM

18' 1" x 10' 0" (5.53m x 3.07m)

The spacious master bedroom benefits from two uPVC double-glazed windows fitted with Venetian blinds, allowing plenty of natural light. Additional features include carpeted flooring, two pendant light fittings, a double-panel radiator and stylish built-in wardrobes, providing convenient and practical storage.



ENSUITE

3' 5" x 5' 1" (1.06m x 1.55m)

Accessed directly from the master bedroom, the modern ensuite shower room is fitted with a wall-mounted hand wash basin, low-level WC and a spacious shower cubicle with a glazed door. The room is finished with LVT flooring, partially tiled walls, an extractor fan and a heated towel rail.



BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.54m)

Bedroom Two is another generously proportioned double bedroom, featuring two uPVC double-glazed windows fitted with Venetian blinds, allowing plenty of natural light. Further benefits include carpeted flooring, a pendant light fitting and a double-panel radiator.



BATHROOM

5' 1" x 6' 2" (1.57m x 1.90m)

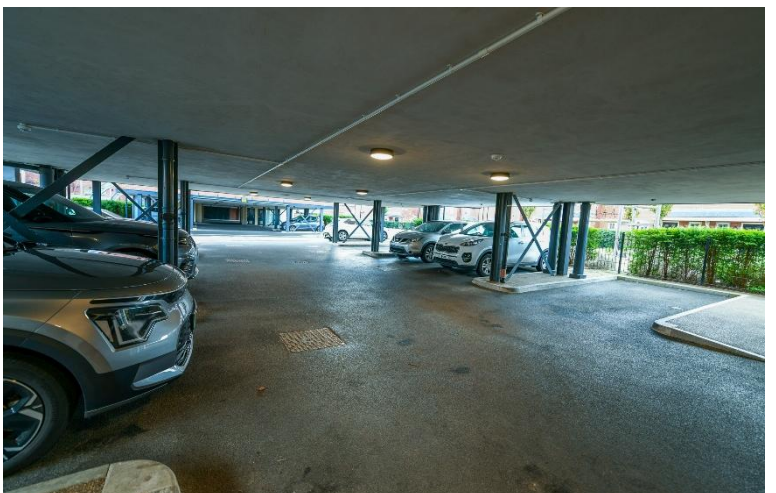
The modern bathroom is fitted with a wall-mounted hand wash basin with useful storage beneath, a low-level WC and a panelled bathtub with a thermostatic shower over and a glazed shower screen. The room is finished with LVT flooring, partially tiled walls, an extractor fan and a heated towel rail.



EXTERNAL

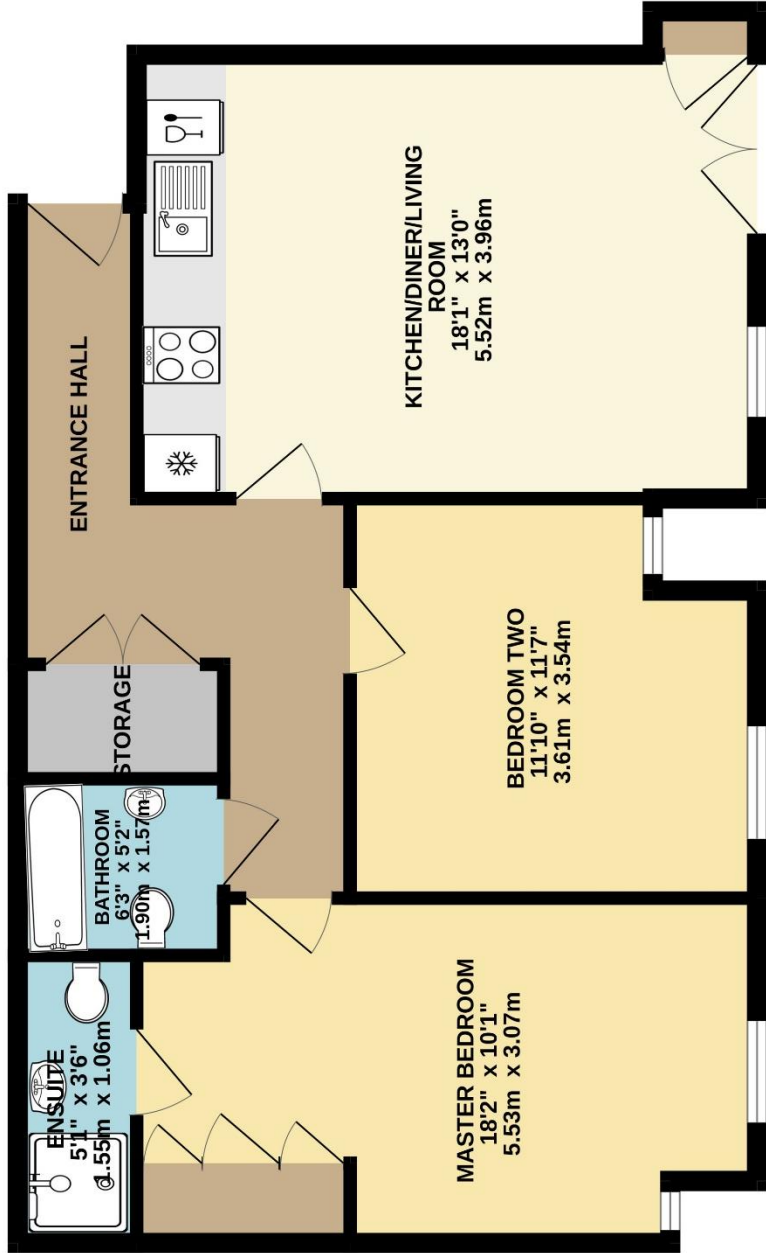
Externally, the property benefits from an allocated covered parking space, a residents' bicycle store and a secure video intercom entry system, providing both convenience and peace of mind. Residents can also enjoy well-maintained communal areas and a children's play area.

The apartment occupies an enviable location, with the picturesque Bridgewater Canal and its pleasant towpaths nearby, ideal for walking and enjoying the surrounding scenery. Altrincham town centre is also within easy reach, offering an excellent selection of shops, cafés, bars and restaurants, together with convenient Metrolink connections.



Floor Plan and EPC

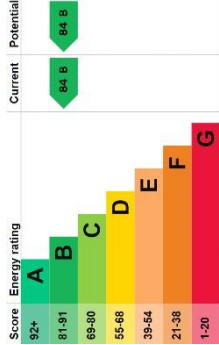
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 measurements have been taken to the best of our knowledge and we make no guarantee as to their operability or efficiency can be given.

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Common Questions

1. When was this property built? The current owners have advised that the apartment was built in 2022.

2. When did the current owners purchase the property? The current owners purchased the apartment directly from the developer in 2022.

3. Is the property freehold or leasehold? The owners have advised that the apartment is leasehold, with approximately 988 years remaining on the lease. The annual service charge is £1,506.46, and no ground rent is payable. Your solicitor will be able to verify these details as part of the conveyancing process.

4. What is the internet speed like in this location? Full-fibre broadband is available in the area. Buyers should check with their preferred provider to confirm availability and speeds at the property.

5. What are the current owners' favourite aspects of the property? The owners particularly enjoy the location, with access to and views over the Bridgewater Canal, as well as the spacious master bedroom. They have also found the apartment to be well soundproofed, with very little noise audible from neighbouring properties.

6. How much is the council tax? The property falls within Trafford Council and is in Council Tax Band D. The current annual charge is £2,289.79.

7. Are there any restrictions under the lease? The owners have advised that the lease requires permission from the management company for pets to be kept at the property and for the apartment to be let. There is also a restriction relating to running a business from the property. The owners understand that several apartments within the development have pets and are let to tenants; however, buyers should ask their solicitor to confirm the precise terms of the lease and any applicable permissions.

8. When were the gas and electrics last inspected? The apartment was built in 2022, and the owners have advised that the electrical installation was tested upon completion. The gas boiler was last checked in October 2026.