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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Apartment 1 Elmhurst, 23 Bentinck Road

Altrincham, WA14 2BW



£825,000

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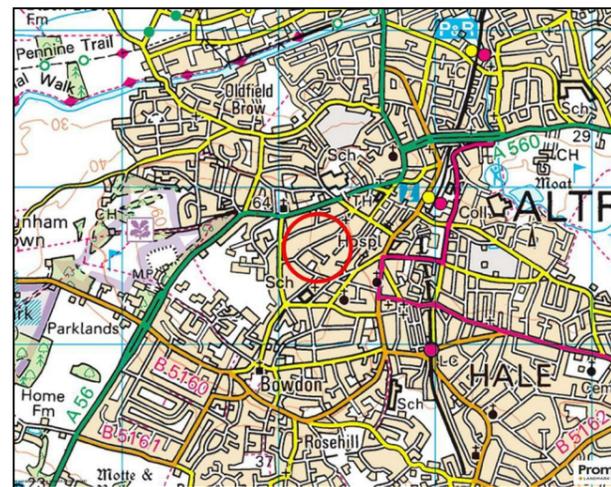
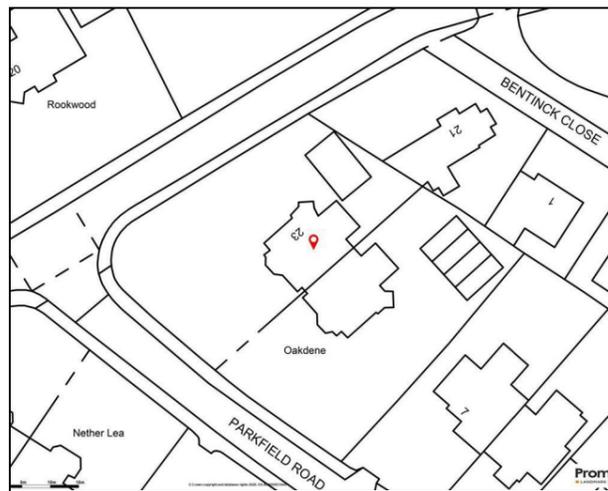
INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(82-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(19-34) E	
(21-38) F		(11-18) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



overview

AN IMPRESSIVE GROUND AND LOWER GROUND FLOOR APARTMENT FORMING PART OF AN ATTRACTIVE VICTORIAN CONVERSION, ENJOYING DIRECT ACCESS TO COMMUNAL GARDENS AND IDEALLY LOCATED JUST MOMENTS WALK FROM ALTRINCHAM TOWN CENTRE, THE METROLINK AND MARKET QUARTER.

Halls. Lounge. Sitting Room. Family Room. Dining Kitchen. Utility Room. Four/Five Bedrooms. Study Three Bath/Shower Rooms. Parking Area. Single Garage. Communal Gardens.



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.

in detail

An exceptional and beautifully appointed Apartment, forming part of an impressive Victorian house conversion, occupying both the Ground and Lower Ground Floors and enjoying a prime position just a short stroll from the vibrant heart of Altrincham Town Centre, the Metrolink and the ever-popular Market Quarter.

Extending to an impressive 2,500 square feet, this substantial and highly versatile home offers a rare opportunity to acquire a property of genuine scale and character, ideal for families seeking elegant period living or for those looking to downsize without compromise.

The Ground Floor in particular showcases a wealth of stunning original features, including intricate high corniced ceilings and elegant sash windows, flooding the beautifully proportioned rooms with natural light and affording delightful views over the gardens.

Set within attractive communal grounds, the property benefits from French doors opening directly onto the gardens from the Lower Ground Floor, as well as its own private, self-contained entrance, creating the feel of a “house within a house.”

The accommodation is both stylish and generous, comprising an Entrance Hall leading to a striking Main Hallway, which in turn opens into two superb Reception Rooms. The principal Lounge features a statement fireplace, bespoke fitted shelving and a wide bay window overlooking the gardens, while the adjacent Sitting Room enjoys a similar bay aspect.

The Dining Kitchen is fitted with a contemporary range of units complemented by granite worktops and integrated appliances, with a charming bay window forming a bright and inviting dining area.

The Ground Floor Bedroom Suite is a particular highlight, complete with extensive fitted wardrobes and served by a beautifully appointed Bathroom with a classic Victorian-style suite.

To the Lower Ground Floor, a spacious Family Room provides the perfect informal living space, with French doors opening onto steps leading directly to the communal gardens.

There are up to Four further Bedrooms at this level, one currently utilised as a Home Office, served by two additional Bath/Shower Rooms, including an En Suite.

Externally, the property is set within beautifully maintained communal gardens, with direct access to a rear lawn and patio area, as well as additional landscaped grounds enjoyed by the development. A driveway leads to a shared parking area, where the apartment benefits from a reserved space in addition to a Single Garage.

A truly outstanding home, combining impressive space, elegant period charm and an enviable location.

- Leasehold - 999 years from 1 January 1979
- Council Tax Band F



Approx. Gross Internal Area 2615 sq. ft / 243.00 sq. meters (Excluding Communal Hall)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.