



Budenberg, Altrincham, WA14

Asking Price of £975pcm





# Property Features

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- Two Bedroom Second Floor Apartment
- Secure Gated Development
- Balcony With Lovely Canal Views
- Open Plan Lounge-Diner
- Modern Fitted Bathroom and Kitchen
- Secure Underground Parking
- Ten Minutes Walk to Navigation Road Metro
- Available 21st July 2023
- Five Minutes Walk to Altrincham Retail Park
- Unfurnished



# Full Description

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Available on 21st July 2023 is this second floor two bedroom apartment located in the sought after Budenberg development.

The apartment offers two bedrooms; modern fitted bathroom and kitchen; open plan lounge-diner; storage cupboard; secure underground parking space: and balcony with lovely views over the bowling green and canal.

The property is just a 10 minute walk to Navigation Road tram stop and a 5 minute walk to Altrincham Retail Park.





## ENTRANCE HALL

The entrance hall is reached from the communal area of the property, the door leads to a well lit entrance, offering space for boot and coat storage; wall-mounted light fittings; and wooden staircase leading to the apartment with a glass side screen looking up towards the landing area.

The hallway area comprises of wooden flooring; wall-mounted lighting; utility cupboard; and doors to both bedrooms, bathroom, and lounge-diner.

## LOUNGE/DINER/KITCHEN 19' 11" x

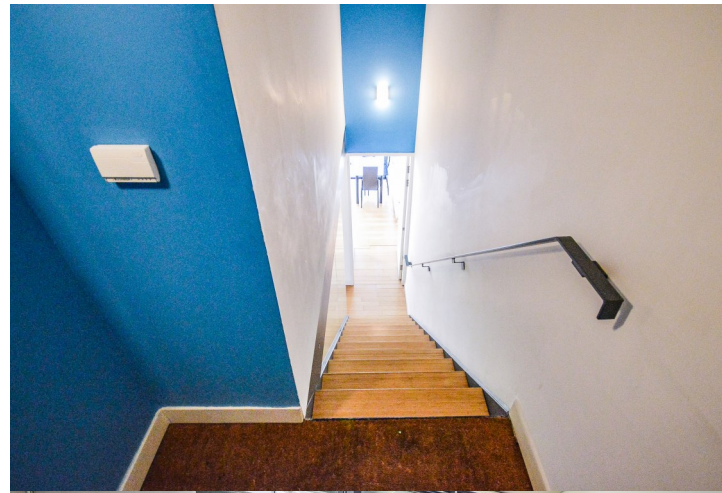
16'0" (6.1m x 4.9m)

A bright and spacious lounge-diner with floor to ceiling windows across the rear wall looking out over the balcony and toward to bowling green beyond, this room has high ceilings, giving it a vast and impressive industrial feel. A large sliding door allows access to a decked balcony area, the windows are also fitted with full length vertical blinds; there is a double panelled radiator; two seater sofa; wooden flooring; the room offers TV/media and telephone points; plus open access to kitchen area.

The kitchen is open-plan to the lounge-diner; this cleverly designed compact kitchen offers integrated oven with induction hob and extractor over; integrated dishwasher; freestanding fridge-freezer; microwave and several large storage cupboards.

## BALCONY 16' 0" x 6' 1" (4.9m x 1.9m)

Large decked second floor balcony area with ample room for a table and chairs; the balcony faces over a bowling green and can be access from a gate near the entrance to take bikes and other items to the balcony without having to travel through the apartment, these items can be transported in the lift to the second floor.





### MASTER BEDROOM 11' 4" x 9' 4" (3.6m x 2.8m)

The master bedroom offers a frosted glass double glazed window to side aspect; carpeted flooring; a double panel radiator; with space for double bed; and ample space for a wardrobe as well.

### BEDROOM TWO 8' 2" x 6' 8" (2.49m x 2.05m)

A good sized second bedroom, benefitting from a frosted glass double glazed window to side aspect; carpeted flooring; double panel radiator; overhead light fitting and access to a large walk in storage cupboard or wardrobe. This room will be ideal as a walking wardrobe or study/office.

### BATHROOM 9' 4" x 5' 5" (2.8m x 1.7m)

Chic modern bathroom, with wall-mounted sink unit with large mirror over and storage under; low level WC; bath tub with shower over and part screen; chrome heated towel rail; tiled flooring and part tiled walls and neutral décor.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## COMMON QUESTIONS:

### **1. What is the council tax band for this apartment?**

The council tax has been calculated by Trafford Council at Band D and is currently £1876.76 per annum.

### **2. Will the landlord consider tenants with pets?**

Unfortunately the development does not allow pets.

### **3. How soon can I move into this apartment?**

The property is available the 21st July 2023. Before you can move in, we will need to complete the reference checks to ensure you are a suitable tenant and can cover the rent. Referencing usually takes 5 working days if you are able to supply all the information needed and your references are returned swiftly.

### **4. How long can I rent this property for?**

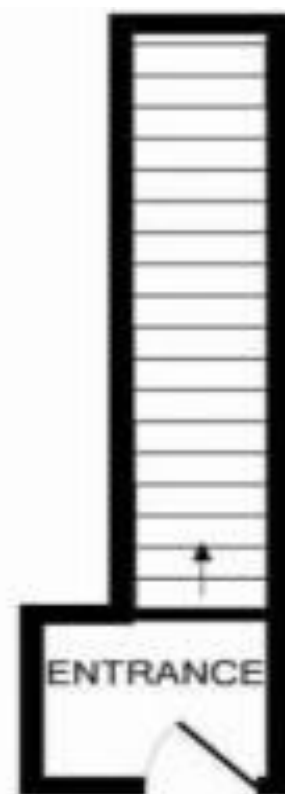
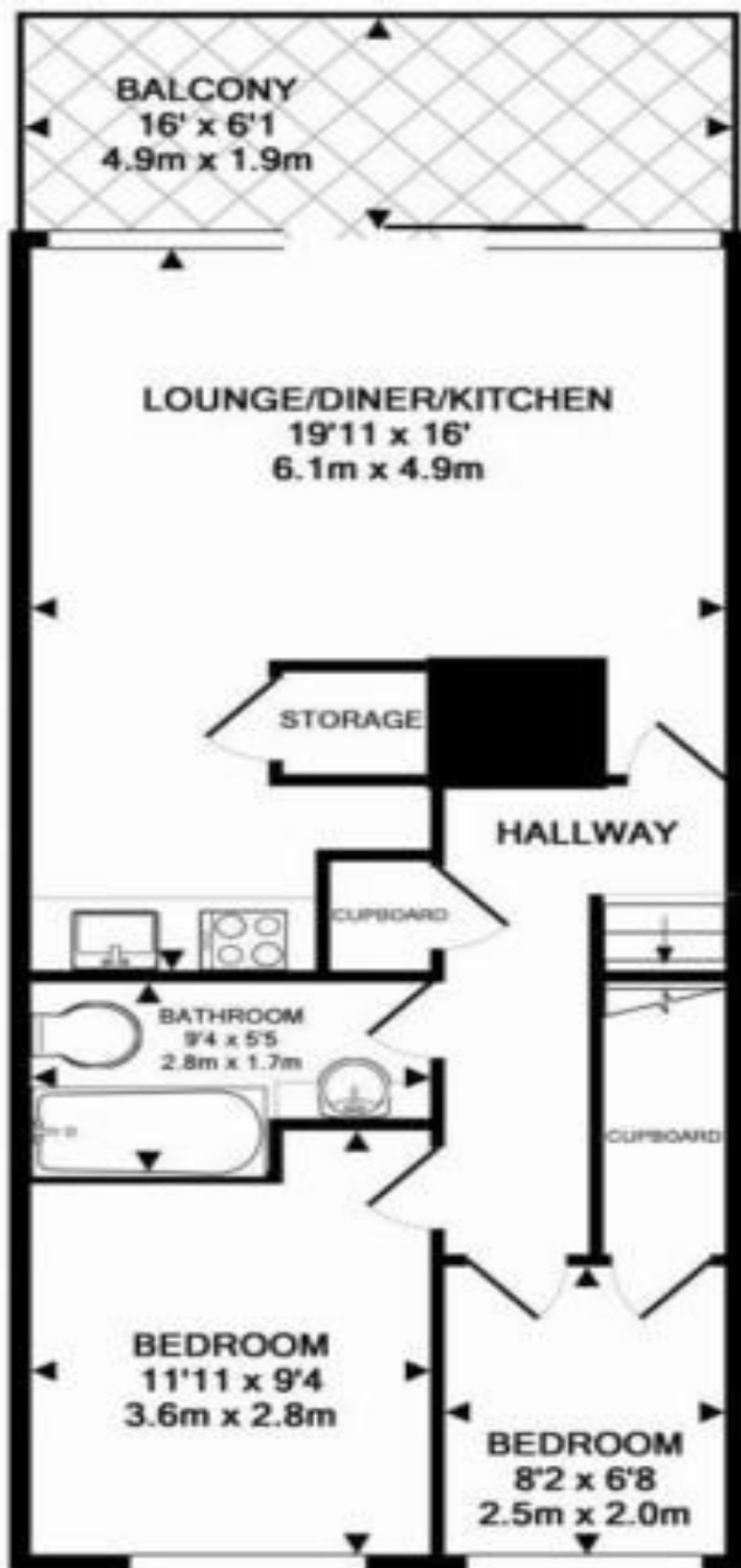
The landlords are happy with longer term occupants and the minimum rental term would be 12 months. At the end of this period, provided you both wish to continue, a renewal can be agreed.

### **5. Can I live here with my children?**

Yes, the landlord is happy for a family to live in the apartment. But of course it is a two bedroom apartment, so the size of the family will need to be considered appropriate.

### **6. How much income will I need to apply for this property?**

As a general rule, we look for tenants to earn 30 times the rent; this need not be one income, it can be between the two people who live here. For this property, this means we would need to see around £29,250pa of income; or two salaries of at least £14,625pa.



1ST FLOOR  
APPROX. FLOOR  
AREA 64 SQ.FT.  
(6.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 SQ.M.)