



**The Causeway, Altrincham, WA14**  
**Offers in The Region Of £190,000**



# Property Features

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- Well Appointed Two Bedroom Apartment
- En Suite to Master Bedroom
- Town Centre Location
- Modern Fitted Kitchen and Bathroom
- Integrated Appliances
- Central to Altrincham's Shops, Bars and Restaurants
- Within Catchment of Trafford's Schools
- Well Presented Throughout
- Ideal Buy-To-Let Investment with 7.3% Yield
- Sold With No Chain



# Full Description

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A well-appointed two-bedroom apartment located in the heart of Altrincham. The apartment is a recent conversion, with a modern fitted kitchen and bathroom. This apartment offers an en suite to the master bedroom and a large open-plan kitchen-diner. The property is located just a five-minute walk to the Metro Link and Train station, and just around the corner from the shops and amenities of Altrincham.

This property would be perfect for a professional or as a buy-to-let investment. Current rented at £1150 pcm, with 7.3% yield!



## ENTRANCE HALL

The property is entered from The Causeway, via a well-presented entrance with keypad entry system. The apartment is located on the first floor, and offers a small private entrance hall, benefitting from an intercom system; neutral décor; recessed spotlighting, and solid wood flooring. The entrance hall allows access to the bedrooms, lounge-diner, bathroom, and storage cupboard.



## KITCHEN/LOUNGE

**16' 0" x 14' 7" (4.9m x 4.47m)**

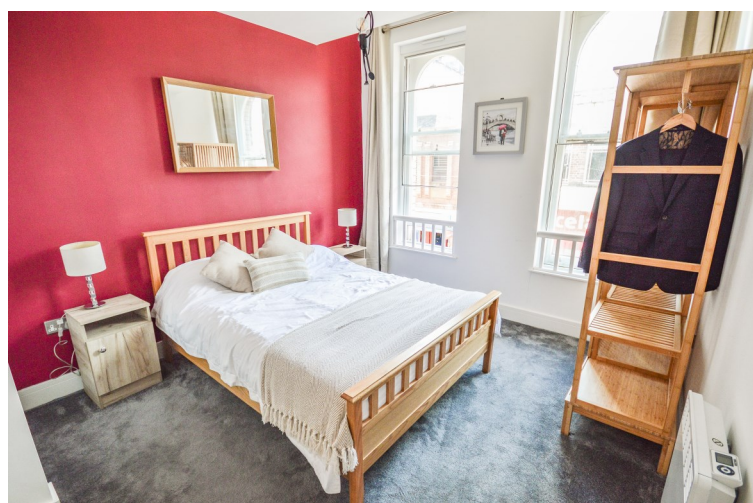
A spacious open-plan kitchen-diner, flooded with natural light via three large single glazed sash windows to the front aspect, fitted with secondary glazing. The kitchen area incorporates solid wood flooring; a range of matching contemporary fitted base and eye level storage units with quartz worktops over. Built into the fitted kitchen are an array of integral appliances, including: a fridge-freezer; electric oven; electric hob with extractor hood over; washer-dryer and dishwasher. This room also offers recessed spot lighting; wall mounted electric radiator; television and telephone points; and door leading to entrance hall.



## MASTER BEDROOM

**12' 5" x 10' 2" (3.81m x 3.10m)**

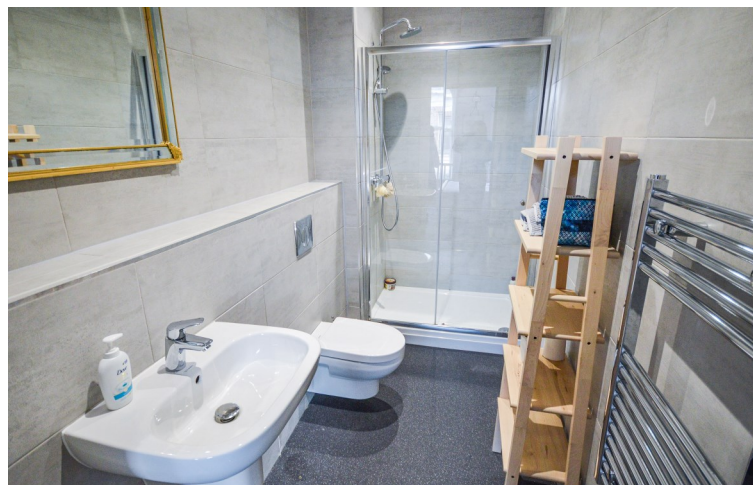
The spacious and bright master bedroom benefits from carpeted flooring; neutral décor; a pendant light fitting; wall mounted electric radiator; two large single glazed sash windows to the front aspect, with fitted with secondary glazing; a fitted wardrobe; and ample space for a king-sized bed and chest of drawers. This room also offers access to the en-suite shower room.



## EN-SUITE SHOWER ROOM

10' 1" x 4' 10" (3.08m x 1.48m)

The stylish en-suite off the master bedroom, is fully tiled and offers: recessed spotlighting; a large walk-in shower cubicle, with a glazed sliding door; a chrome thermostatic shower system; chrome heated towel rail; wall mounted hand wash basin and a low-level WC.



## BEDROOM TWO

8' 7" x 7' 2" (2.64m x 2.20m)

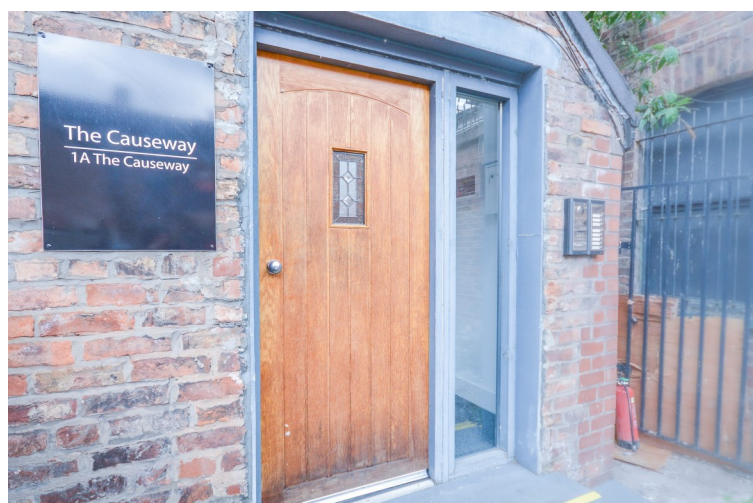
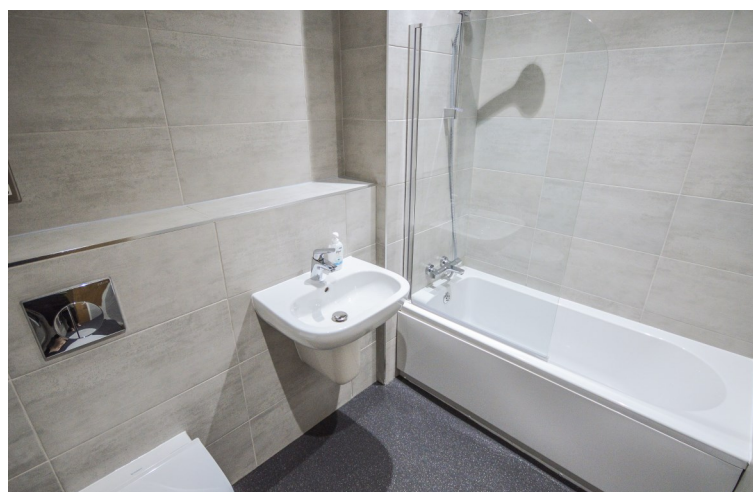
The second bedroom, which is currently being utilised as an office, comprises of: carpeted flooring; neutral décor; a pendant light fitting; wall mounted electric radiator; a large single glazed sash window to the front aspect, fitted with secondary glazing. This room is currently being utilised as an office, however, would be perfectly suited as a guest bedroom or child's room.



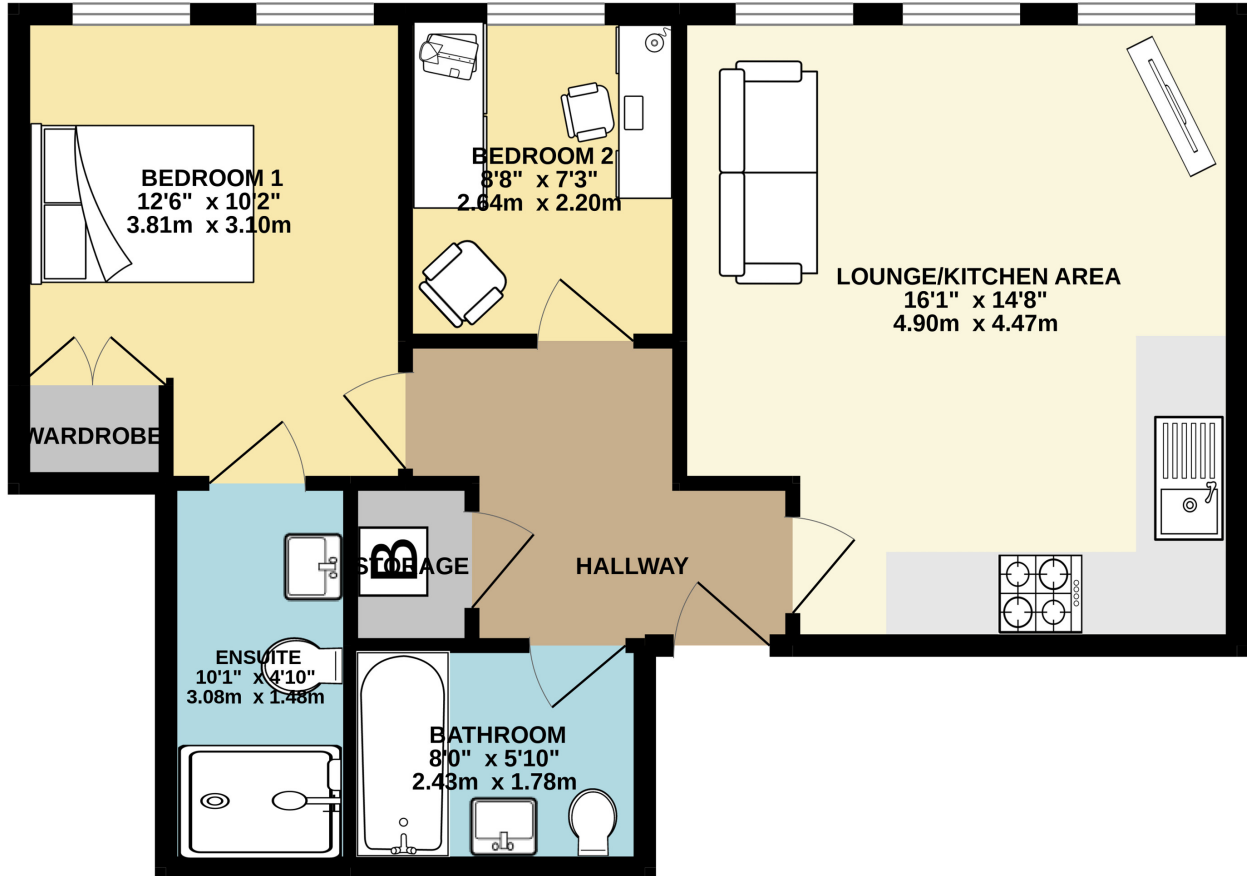
## BATHROOM

7' 11" x 5' 10" (2.43m x 1.78m)

A modern bathroom fitted with a three-piece white suite, comprises of: panelled bath with half-glazed screen and chrome tap and shower over; low-level WC; and a wall-mounted pedestal hand washbasin. This room also features fully tiled walls; vinyl flooring; recessed spotlighting; shaving points; and a chrome wall-mounted heated towel rail.



**GROUND FLOOR**  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	53   E
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. Is this property freehold or leasehold?** This property is leasehold and there are 245 years remaining on the lease for this property. The service charge is set by the management committee and implemented by a local service management company. The ground rent is currently £150 pa and the service charge £2,200 pa.
- 2. How much is the council tax for this property?** The house is in council tax band B, which in Trafford is currently £1,387.75 per annum.
- 3. When was this property built?** The vendor has advised that the property was built in the early 1900's however the property was converted into apartments in 2017.
- 4. What are neighbours like?** The neighbours are friendly and quiet people, the owners have advised that there is a nice sense of community in this development.
- 5. Does the property have a Sky dish?** Yes, the property has a communal Sky dish.
- 6. Which items will be included in the sale price?** The vendor is happy to include the integrated white goods in the sale price; including, the dishwasher, fridge/freezer, oven & washer/dryer. The owner is also happy to include the fitted wardrobe and bedside tables in the master bedroom and the freestanding wardrobe and desk in the second bedroom.
- 7. How quickly is the vendor able to move?** The vendors have already secured an onward property, this apartment is being sold chain free and the vendors can work to a timescale to suit the buyer.
- 8. What are the vendor's favourite aspects of this property?** The location is one of the vendor's favourite aspects, ideally located in the heart of Altrincham Town Centre and on the doorstep of the local amenities, bars and restaurants. The vendors have also enjoyed the modern and high-quality finishes of the apartment, and large sash windows throughout, creating a bright and spacious atmosphere.
- 9. Have any structural alterations been made to the property?** No, the owners have not carried out any structural alterations to the property.
- 10. What are the running costs of this property?** The running costs will depend on your consumption. As a guideline, the current owners have advised that they spend around £100 per month on their electricity bills and £40 per month on water. There is no gas supply to the apartment. These costs will of course vary depending on your usage.