

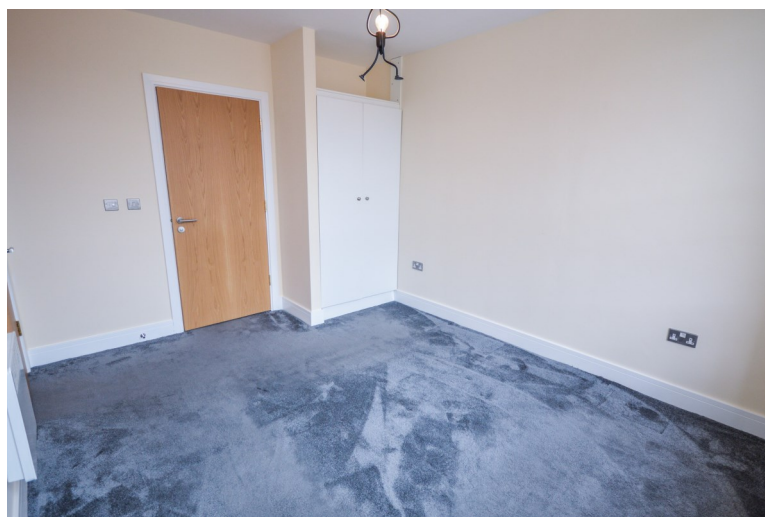


The Causeway, Altrincham, WA14
Asking Price of £1,000 pcm



Property Features

- 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
- Open-Plan Kitchen-Diner
- Well Presented Throughout
- Available Immediately



Full Description

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 Metrolink and Train station, and just around the corner from the shops and amenities of Altrincham.



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)

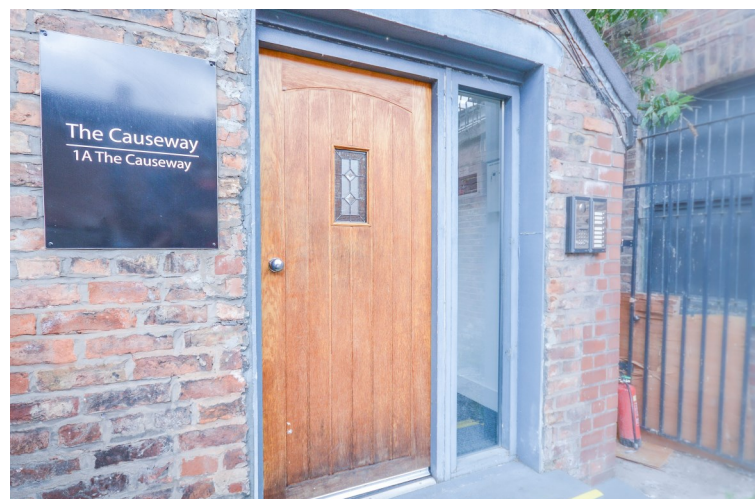
The second bedroom, which is currently being utilised as an office, comprises of: carpeted flooring; neutral décor; a pendant light fitting; wall mounted electric radiator; a large single glazed sash window to the front aspect, fitted with secondary glazing.



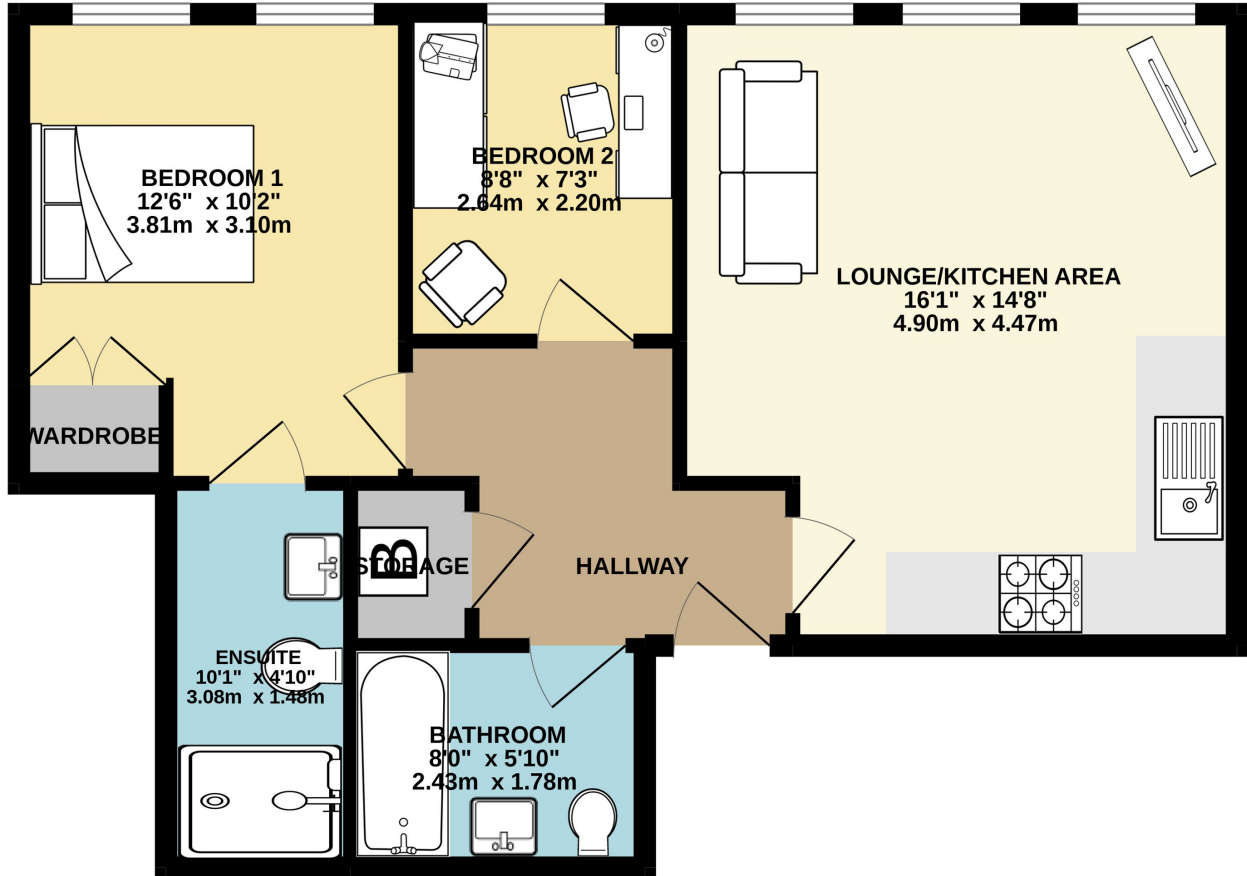
BATHROOM

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. How much is the deposit for this property? The deposit will be equivalent to 5 weeks rent, which at a rental price of £1000pcm comes to £1,153.

2. How much is the council tax for this property? The house is in council tax band B, which in Trafford is currently £1,532.90 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. When can I move into this apartment? The landlord is happy for a tenant to move in once referencing is completed.

7. 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 £30,000 pa of income; or two salaries of at least £15,000 pa. If you wish to pay upfront it will be £6,000 for 6 months and £12,000 for 12 months.