



Manchester Road, Altrincham, WA14
Asking Price Of £1,100 pcm



Property Features

- Three Bedroom First Floor Apartment
- Available Immediately
- Walking Distance to Altrincham Town Centre
- Off-Road Parking to Rear
- Catchment of Outstanding Schools
- Five Minutes Walk to Metrolink Station
- Re-Decorated Throughout
- Double Glazed Throughout



Full Description

Three bedroom first-floor apartment conveniently located for access to the Metrolink, retail park and Altrincham Town Centre. The property has been re-decorated throughout, offering double-glazed windows throughout and benefits from a parking space to rear.

This apartment is available immediately.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 74 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LOUNGE/DINER

16' 10" x 17' 6" (5.15m x 5.35m)

The lounge-diner offers two large Velux windows; laminate wood effect flooring; a pendant light fitting and multi-directional spotlighting; two double panel radiators and wooden paneled doors leading to the landing, bedrooms and bathroom. This room is fitted with a range of matching base and eye level storage units; a freestanding washing machine; electric oven with stainless steel extractor hood over; recessed sink with chrome mixer tap over.



MASTER BEDROOM

13' 6" x 11' 2" (4.13m x 3.42m)

The master bedroom comprises of laminate wood effect flooring; a pendant light fitting; a double panel radiator and a Velux skylight, with access to eave storage space.



BEDROOM TWO

10' 11" x 10' 0" (3.34m x 3.07m)

The second bedroom also offers laminate wood effect flooring; a double panel radiator; a pendant light fitting and a solar tube providing natural light.



BEDROOM THREE

11' 2" x 6' 6" (3.42m x 2.00m)

The third bedroom offers laminate wood effect flooring; a pendant light fitting; a single panel radiator and a solar tube providing natural light.

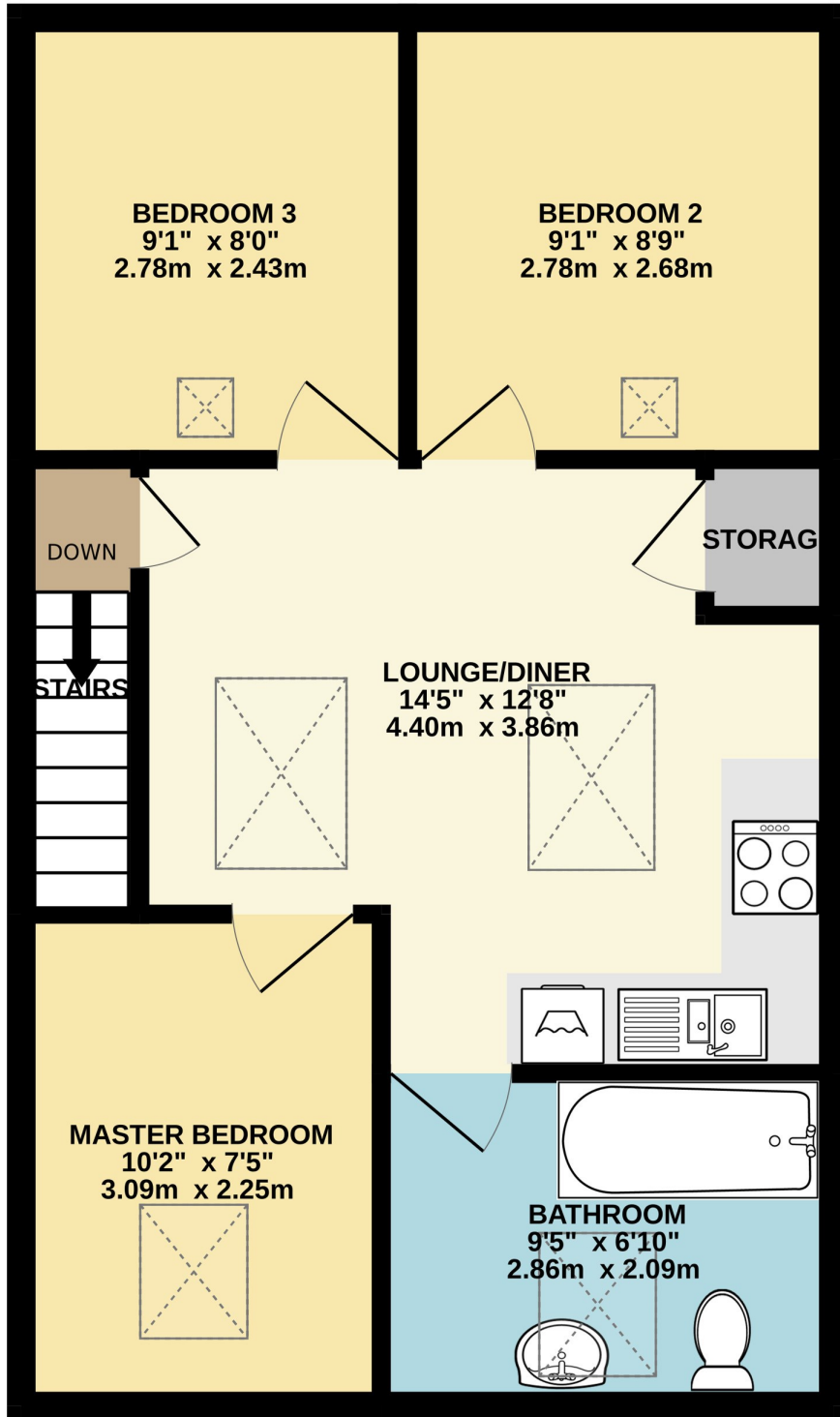


BATHROOM

7' 5" x 5' 0" (2.27m x 1.54m)

The bathroom is fitted with a Velux skylight; a ceiling-mounted light fitting; fully tiled floor and walls; an extractor fan; low-level WC; pedestal hand wash basin; and panelled bath with glazed screen and shower over.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 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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COMMON QUESTIONS

1. When is this property available?

This property is available immediately. The successful applicant will need to pass the referencing checks which can be completed within 48 hours if all references are returned swiftly.

2. How much do I need to earn to rent this property?

At £1100 pcm the applicant will need to earn £33,000 per annum; or two applicants can each earn £16,500 per annum. Alternatively the rent can be paid in advance, for 12 months, which would be a one off payment of £13,200.

3. How much is the deposit for this property?

The deposit is equivalent to 5 weeks of rent, which at £1100 pcm will be £1,269.23.

4. How much is the council tax for this property?

The property is in Trafford Council and is a band A, which is currently £1189.50 per annum.

5. Does this property benefit from off-road parking?

There is space to park to the rear of the property. These spaces are not allocated, but can be utilised on first come first served basis.