



The Causeway, Altrincham, WA14

Asking Price of £1,100 pcm



Property Features

- One Bedroom Apartment
- Recently Refurnished Throughout
- Available Immediately
- Close to Transport Links
- Located in Altrincham Town Centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Full Description

This is a generous one double-bedroom apartment located in Altrincham town centre. The property has been newly refurbished throughout, with a brand-new kitchen and bathroom. This property is available immediately.

The location of this property is ideal for a young professional with the shops, restaurant, transport links and other amenities of Altrincham on the doorstep.



LOUNGE/DINER

17' 6" x 14' 6" (5.34m x 4.42m)

The lounge is a bright and spacious reception room which offers a large window to the front aspect; laminate wood effect flooring; a wall-mounted electric heater; a period cast iron fireplace; ceiling mounted light fitting; television and telephone points.



KITCHEN/BREAKFAST ROOM

7' 4" x 10' 1" (2.25m x 3.08m)

The kitchen is fitted with a range of modern grey matching base and eye-level storage units; with a recessed one-and-a-half bowl stainless steel sink, with chrome mixer tap over; an integral electric hob with oven under and stainless steel splash back and extractor fan over; space and plumbing for a washing machine and fridge-freezer.



BEDROOM

11' 10" x 14' 0" (3.63m x 4.27m)

The bedroom also offers a large window to the front aspect; wood effect laminate flooring; a wall-mounted electric heater; and a ceiling-mounted light fitting.



BATHROOM

6' 3" x 9' 10" (1.91m x 3.00m)

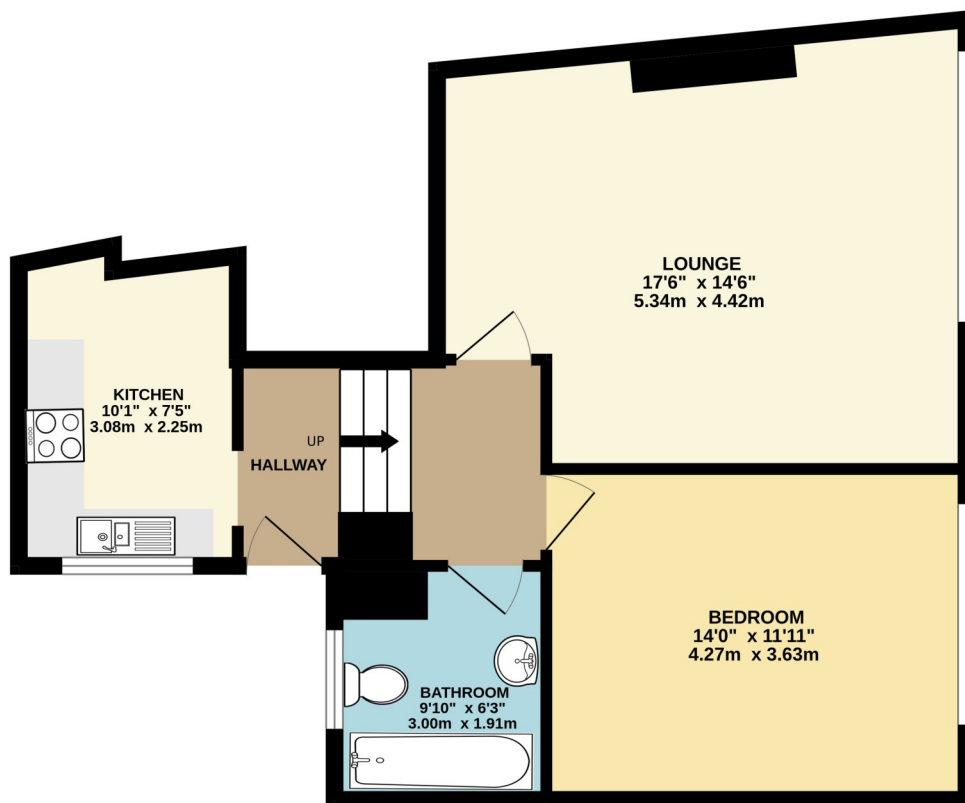
The bathroom is fitted with a three-piece white suite, comprising of a pedestal handwash basin; a low-level WC and a paneled bath with glazed screen and shower fitting over. The bathroom offers tiled flooring and floor-to-ceiling tiled walls; a uPVC double-glazed frosted glass window to the side aspect; a ceiling-mounted light fitting; and a wall-mounted chrome heated towel rail.



COMMON QUESTIONS

- 1. When is this property available?** The property is available immediately. A tenant could move in as soon as they have successfully completed the referencing checks.
- 2. How much is the council tax for this property?** The property is in Manchester City Council and is a band A, which is currently £1,251.16 per annum.
- 3. How much will I need to earn to rent this property?** At the asking price of £1,200 pcm, a single working person would need to earn £36,000 per annum, or two working professionals could each earn £18,000 per annum.
- 4. How much is the deposit for this property?** The deposit will be £1,384.61, which is equivalent to five weeks rent.

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements