



New Copper Moss, Altrincham, WA15

Asking Price of £1150 pcm



Property Features

- Two Bedroom Ground Floor Apartment
- Modern Fitted Bathroom and Kitchen
- Allocated Off-Road Parking
- Furnished
- Double Glazed Throughout
- Communal Gardens
- Close Proximity to Stamford Park
- Short Walk to Altrincham Town Centre
- Ten Minutes Walk to Altrincham Metrolink and Train Station
- Available Immediately

Full Description

Available immediately, this well-presented two-bedroom ground-floor apartment is located in a quiet development, just a short walk from Altrincham town centre, the Metrolink, and Stamford Park. Offering a modern fitted bathroom and kitchen, a range of integrated appliances, and an open-plan kitchen-lounge area. This is an Ideal furnished apartment for working professionals.

The property benefits from an allocated parking space and communal gardens within the development.



KITCHEN / LOUNGE / DINER

23' 1" x 17' 1" (7.04m x 5.22m)

This open-plan lounge, dining, and kitchen area is designed to be a spacious and versatile living space. It is perfectly suited for modern lifestyles. The room features a large double-glazed bay window to the front aspect, fitted with Venetian blinds. This allows natural light to flood in, creating a bright and welcoming atmosphere while overlooking the communal gardens. The space is finished with carpeted flooring throughout. There are three pendant light fittings and two electric radiators. Additionally, there is a television point and an internet point. An intercom system provides secure and convenient communication for entry and exit.

The kitchen area seamlessly integrates with the living space. It is equipped with matching base and eye-level units that offer ample storage. Partially tiled walls add character and texture. Integrated appliances, including a fridge-freezer, oven, electric hob, and stainless steel extractor, complete the kitchen's functionality. This open-plan room is ideal for cooking, dining, and relaxing.

The room is furnished with both a two-seater and a three-seater sofa, a coffee table, a side table, and a dining table accompanied by six chairs.



MASTER BEDROOM

14' 5" x 12' 11" (4.40m x 3.94m)

The master bedroom, located off the entrance hall, features a uPVC double-glazed bay window to the front aspect, fitted with Venetian blinds.

The room is well-appointed with carpeted flooring, an electric radiator, a pendant light fitting, and built-in wardrobes.



This spacious double bedroom is furnished with a bed frame, mattress, two bedside tables, a chest of drawers, and an armchair.

BEDROOM TWO

10' 2" x 6' 1" (3.12m x 1.87m)

Bedroom two, also accessed from the entrance hall, features a floor-to-ceiling uPVC double-glazed window to the rear aspect, fitted with venetian blinds. Allowing for ample natural light, whilst overlooking the communal gardens. The room is finished with carpeted flooring, an electric radiator, and a pendant light fitting. It provides ample space and is furnished with a single bed frame, a mattress, and a bookshelf.



BATHROOM

5' 2" x 5' 1" (1.59m x 1.57m)

The bathroom is accessed from the entrance hall and features part-tiled walls, laminate flooring, a pendant light fitting, a pedestal hand wash basin, a low-level WC, a panelled bath with an electric shower system overhead, a heated towel rail, an extractor fan, a wall-mounted mirror, and a shaving socket.

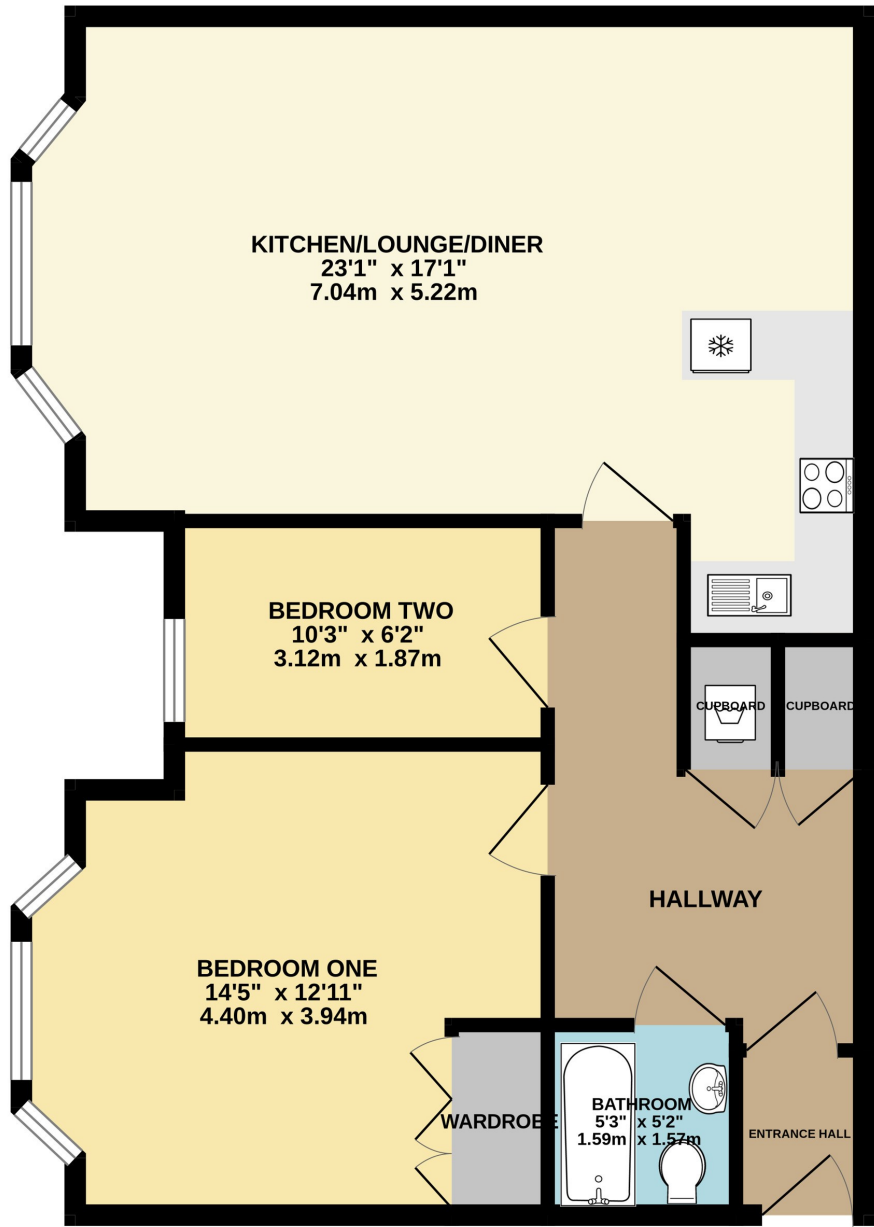


EXTERNAL

The development offers a well maintained communal garden area, which is largely laid to lawn and planted with mature hedging and trees. The garden areas offer several benches and are enclosed by wrought iron fencing. The development is divided into several apartment blocks with associated parking areas.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



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

TOTAL FLOOR AREA : 713 sq.ft. (66.2 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?** The property is available immediately.
- 2. How much do I need to earn to rent this property?** A single-earning professional would need an annual income of at least £34,500 per annum to rent this property; two working professionals would each need to earn £17,250 per annum.
- 3. How much is the council tax for this property?** The property is located in the Trafford Council area and is classified as Band C, which is currently valued at £1,885.16 per annum.
- 4. Will this property be let fully furnished?** Yes, the landlord will be letting the apartment fully furnished as described in this brochure. This includes all furniture and white goods. The property offers an integrated fridge-freezer, a washing machine, an oven, and a hob.
- 5. How long can I rent this property for?** The landlord is looking for a minimum 12-month rental term.
- 6. How much is the deposit on this property?** The deposit will equate to 5 weeks' rent, which is £1326.92 for this property.