

The Downs, Altrincham, WA14
Asking Price Of £925 pcm



Property Features

- Modern One Bedroom Apartment
- Centrally Located in Altrincham
- Modern Fitted Bathroom and Kitchen
- Five Minutes' Walk to Metrolink and Train Station
- High Specification Interior Finish
- White Goods Integrated
- Ideal for Professional Tenants
- Ideally Located for Restaurants and Town Centre Shopping
- Available from early December



Full Description

Situated in Altrincham's thriving town centre, this development of four apartments has been designed using high-quality fixtures throughout to accommodate luxury living. The kitchen is fitted with top-of-the-range appliances and a beautifully finished modern bathroom. Just a short walk away from Altrincham Metrolink and train station, along with all of Altrincham's local amenities such as the extensive choice of restaurants, bars and shopping.

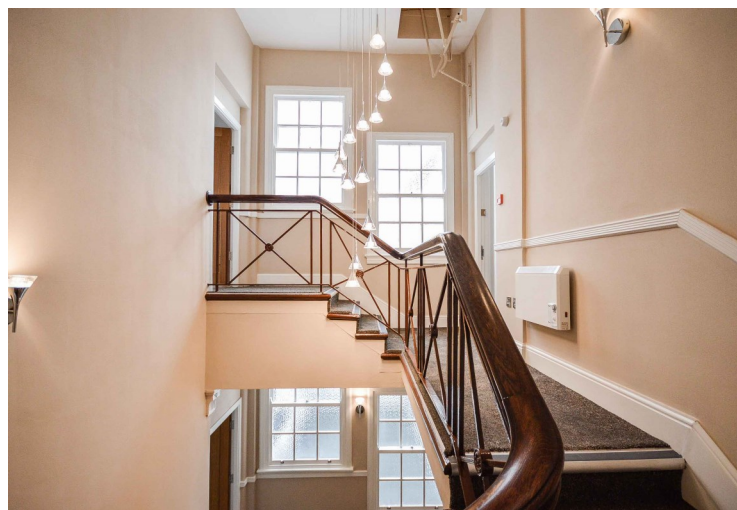
This apartment is a one-bedroom apartment with one bathroom and includes a generous open-plan living/dining area with modern fixtures and fittings. The property is available from early December on a minimum 6-month tenancy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

ENTRANCE HALL

The apartment is entered from the communal landing area. Within the entrance hall there is a security alarm; carpeted flooring; recessed spot lighting and room for boot rack and to hang coats.



LOUNGE 20' 4" x 14' 5" (6.20m x 4.41m)

A generous open plan lounge-diner with fitted kitchen to rear wall. This room offers an ideal spot for watching the world go by, via two large sash windows with fitted blinds facing the rear aspect. The lounge offers carpeted flooring; two wall mounted electric heaters; TV and telephone points.

This room offers space for a sofa, arm chair, TV stand, coffee table and small dining table.

KITCHEN 20' 4" x 14' 5" (6.20m x 4.41m)

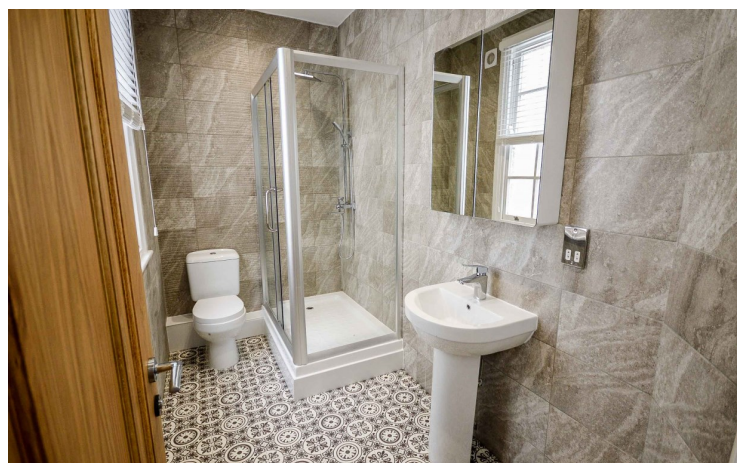
The kitchen area is fitted with recessed spot lighting; laminate tile effect flooring; a range of matching base and eye level storage units with high gloss scratch resistant fronts. The kitchen is fitted with fridge and freezer, dishwasher, washing machine, electric oven and four ring electric hob with stainless steel extractor hood over.

The kitchen area also offers quartz worktops with a recessed sink unit; with chrome mixer tap over. There is plenty of storage space in the remaining cabinets and ample stainless steel electric power points.



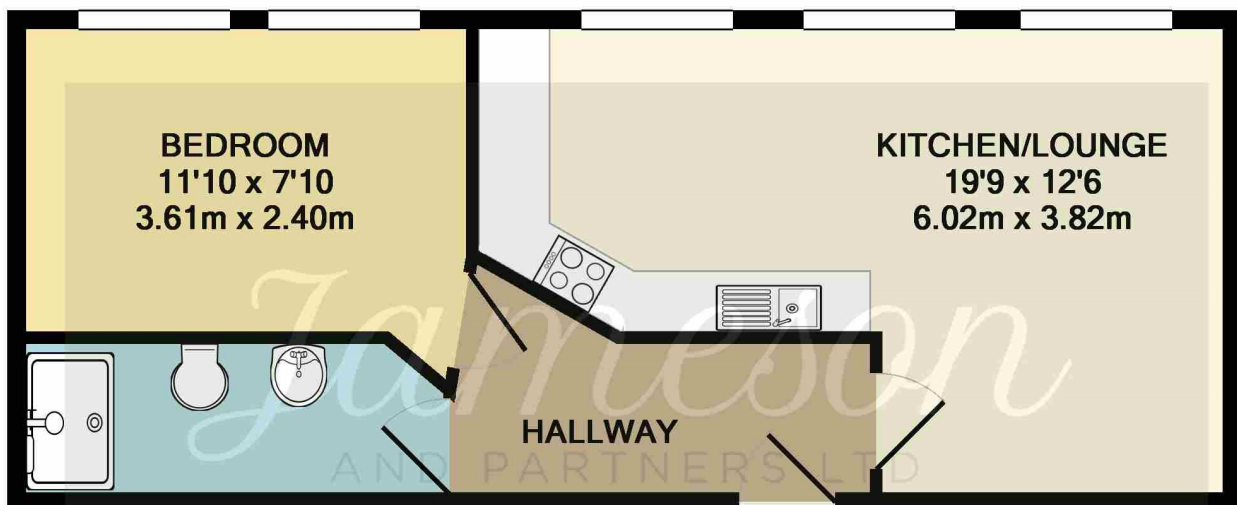
BATHROOM

The bathroom is fully tiled, with a period patterned tiling to the floor and stylish high-quality travertine wall tiles. The bathroom offers a frosted glass sash window with fitted blinds to facing into the internal atrium; a shower cubicle with a chrome thermostatic shower system and sliding glazed doors; a chrome wall mounted towel heater; a low-level WC; a pedestal hand wash basin with chrome mixer tap over; there is also a shaver socket and wall mounted mirror fronted storage cabinet.



BEDROOM 11' 10" x 7' 10" (3.61m x 2.40m)

A very good sized master bedroom with ample natural light via two large sash windows with fitted horizontal blinds to the rear aspect. This room offers carpeted flooring; a wall-mounted electric heater; plenty of electric points; recessed spot lighting; and neutral décor.



TOTAL APPROX. FLOOR AREA 396 SQ.FT. (36.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. What is the council tax band for this apartment?

The council tax has been calculated by Trafford Council at Band A and is currently £1,313.90 per annum.

2. How soon can I move into this apartment?

The property is available from early December. Before you can move in, we will need to complete the references checks to ensure you are a suitable tenant and can cover the rent. Referencing can be completed in 3 to 4 days if you are able to supply all the information needed and your references are returned respond swiftly.

3. How long can I rent this property for?

The landlords are happy with longer-term occupants, but in the first instance would prefer to sign a 6 or 12-month tenancy agreement. At the end of this period, provided you both wish to continue, a renewal can be agreed.

4. 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 £28,500 pa of income; or two salaries of at least £14,250 pa.

5. How much is the deposit for this property? The deposit for all our properties is equivalent to 5 weeks of rent. This equates to £1,067.30 at a rental price of £925 pcm. The successful tenant will be required to pay a 1 week holding deposit, which is £213.46, following the remaining balance after referencing is completed.