



**The Downs, Altrincham, WA14**

**Asking Price of £1,250 pcm**



# Property Features

- Modern Two 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
- Available Immediately



## 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 two-bedroom apartment with one bathroom an ensuite and includes a generous open-plan living/dining area with modern fixtures and fittings. The property is available immediately on a minimum 12-month tenancy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## KITCHEN/LOUNGE

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

Open plan kitchen and lounge. The kitchen area incorporates tiled flooring, fitted kitchen with a range of contemporary wall and base units with high gloss fronts and marble effect worktops. Fitted with integral appliances such as fridge-freezer and oven, electric hob with extractor hood over.

Stainless steel sink bowl with mixer tap. The living area incorporates neutral colour carpet flooring, two large windows, TV point, wall mounted electric heaters, ceiling spotlight lighting.



## MASTER BEDROOM

**12' 9" x 11' 5" (3.90m x 3.50m)**

Spacious double bedroom with two large windows, neutral décor, carpeted flooring, wall mounted electric heater. Doors to ensuite and lounge.



## EN-SUITE

**7' 6" x 5' 6" (2.30m x 1.70m)**

White suite including hand wash basin, shower cubicle with glass screen



## BEDROOM TWO

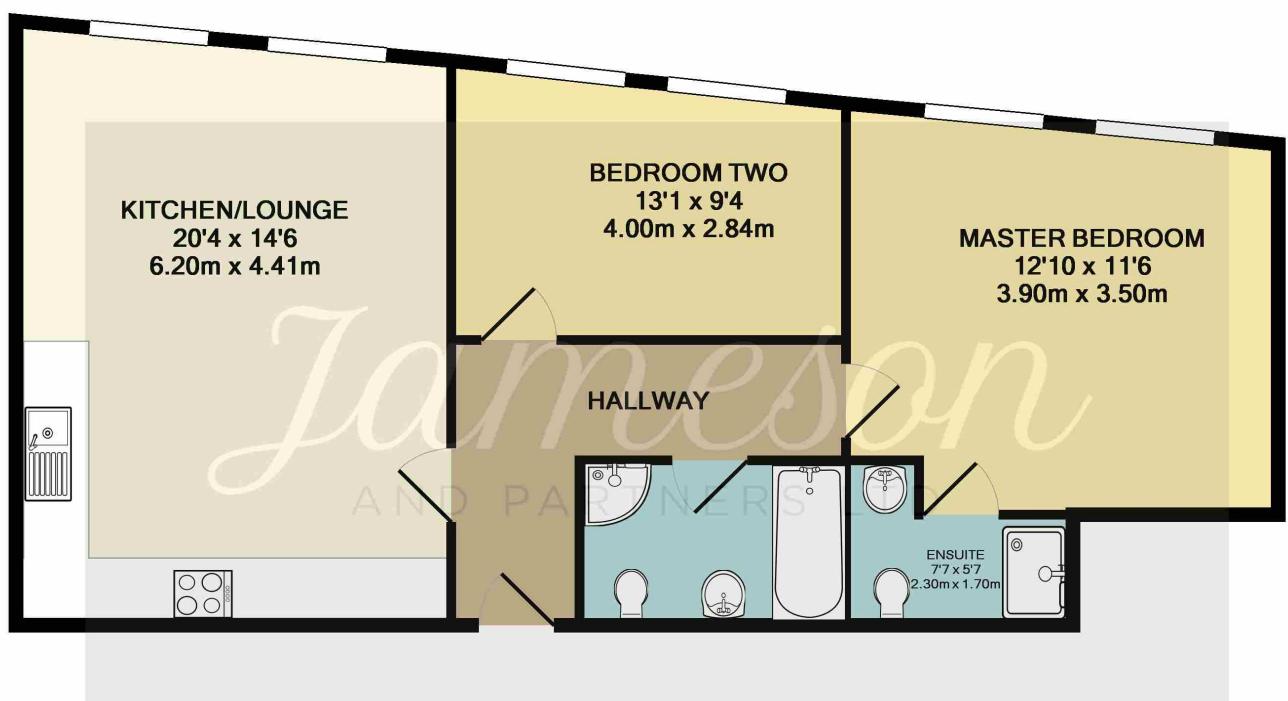
**13' 1" x 9' 3" (4m x 2.84m)**

A second spacious double bedroom. Wall mounted electric heater, natural décor, neutral coloured carpet flooring, window.



## BATHROOM

Stylish modern bathroom with marble effect wall tiles; patterned laminate flooring; white suite incorporating hand wash basin with mixer fountain style tap; low-level W/C; paneled bath, shower cubicle with overhead rain shower and glass screen. There is also a mirror fronted storage cupboard over the sink; a heated towel rail; and a large window to rear aspect.



**TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 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 B and is currently £1,649.53 per annum.

## 2. How soon can I move into this apartment?

The property is Available Immediately. 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 4 to 5 days if you are able to supply all the information needed and your references are returned respond swiftly.

## 4. 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 12-month tenancy agreement. At the end of this period, provided you both wish to continue, a renewal can be agreed.

## 5. 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 £37,500 pa of income; or two salaries of at least £18,750 pa. If you wish to pay upfront it will be £15,000 for 12 months.

## 6. How much is the deposit for this property?

The deposit for this property is 5 weeks rent which is £1442.30.