



Struan Court, Altrincham, WA14
Asking Price of £1,400 pcm



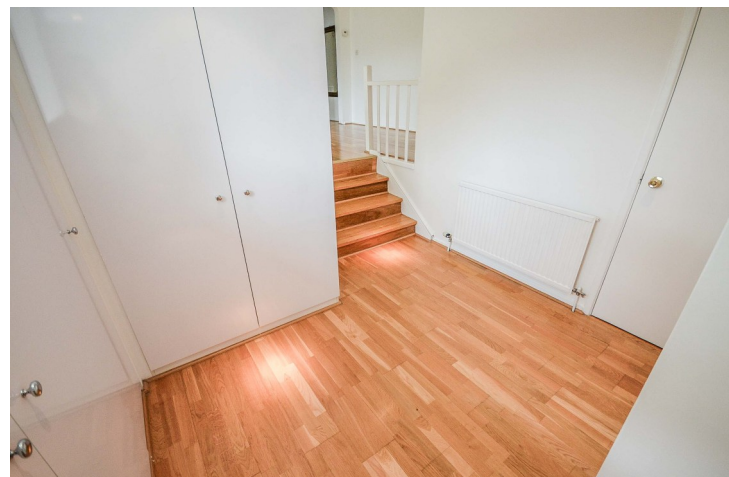
Property Features

- Two Bedroom Apartment
- Located on the First Floor with Lift Access
- Single Garage and Allocated Parking Space
- Well Maintained Communal Gardens
- Available March 2025
- Close to Altrincham Town Centre
- Guest Parking Available
- Two Large Reception Rooms
- Gas Central Heating
- Quiet Location
- Burglar Alarm

Full Description

Spacious two double bedroom apartment located in a beautiful period building, on a sought-after road in Altrincham, only 10 minutes walk to town centre shops and restaurants. The property features two double bedrooms; dressing room; dining room; lounge/third bedroom; modern kitchen and bathroom; good size sitting room; dining room; and lovely communal gardens.

The property comes with one allocated parking space, visitor parking and a garage. This property is available from early March 2025.



ENTRANCE HALL

Bright and spacious entrance hall accessed from solid wood door and allowing access to the dining room and the sitting room; comprises of laminate wood effect flooring; and single panel radiator; and a storage cupboard.

SITTING ROOM 16' 1" x 18' 4" (4.92m x 5.61m)

Spacious sitting room comprising of laminate wood effect flooring; high ceilings; original sash windows with secondary glazing; single panel radiator; built-in shelves; TV and telephone points; and gas fire place with marble surrounds.

DINING ROOM 23' 2" x 10' 6" (7.08m x 3.22m)

This room benefits from plenty of natural light via large window to front aspect and offers laminate wood effect flooring; original sash windows with secondary glazing; single panel radiator; ample space for six seater dining table; and arch opening to the kitchen.

KITCHEN

Modern fitted kitchen with eye and base level matching units and laminate wood effect worktops; one bow stain steel sink with mixer tap; oven; induction hobs; washer; dryer; dishwasher; and free-standing fridge-freezer. This room comprises of laminate wood effect flooring; original sash windows with secondary glazing; and splash back tiling.

MASTER BEDROOM 10' 8" x 14' 8" (3.27m x 4.49m)

Good size double bedroom features carpet flooring; original sash windows; single panel radiator; ceiling mounted multi-directional spot lights; fitted wardrobes; and ample space for double bedroom and dressing table, or chest of drawers.



BEDROOM TWO 10' 5" x 9' 6" (3.20m x 2.92m)

Another double bedroom comprises of laminate wood effect flooring; single panel radiator; original sash windows; and ample space for double bed and wardrobe.

DRESSING ROOM

Off the master bedroom is good size dressing room benefits from laminate wood effect flooring; ceiling mounted recessed spotlights; original sash window; and built in wardrobes.

LOUNGE/THIRD BEDROOM 18' 6" x 12' 7" (5.66m x 3.86m)

Another reception room that could also be used as a bedroom comprises of laminate wood effect flooring; TV and telephone points; original sash windows with secondary glazing; stairs to dressing room; and ample space for soft furniture or double bed and wardrobes.

BATHROOM

Modern family bathroom fitted with three-piece white suite comprises of paneled bath with overhead shower; cabinet hand wash; and low-level WC. This room offers tiled flooring; splash back tiling; heated towel rail; and uPVC double-glazed frosted windows.

EXTERNAL

Externally, the property benefits from well-maintained communal gardens ideal for summer dining; allocated parking space; and garage which could be used for storage.



COMMON QUESTIONS:

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

This property is in council tax band E which is currently £2408.84 per annum in Trafford.

2. When is the property available and for how long?

This property is available from early March 2025 for an initial 12 months tenancy.

3. Is this property furnished or unfurnished?

This property comes unfurnished but has white good included such as washer; dryer; dishwasher; and fridge-freezer.

4. Who will be managing the tenancy?

The landlord will be managing the tenancy.

5. Does the property have off-road parking?

Yes, this property has a driveway to the front and a garage for tenant's use. The drive offers one allocated parking space for this apartment and additional visitor parking.

6. How much will I need to earn to rent this property?

At a rental price of £1500 pcm, one working tenant would need an income of £45000 pa. Two working tenants could each earn £22,500 pa. If you wish to pay the rent in advance for the year, this would be £18,000 for 12 months.

7. How much is the deposit for this property?

The deposit for this property is equivalent to 5 weeks of rent. At a rental price of £1500pcm, the deposit would be £1,730.76. This will be held securely in the DPS.

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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