



Budenberg, Altrincham, WA14

Asking Price of £325,000



Property Features

- Two Bedroom Ground Floor Apartment
- Secure Underground Parking
- Modern Kitchen and Bathroom
- Well Maintained Communal Gardens
- Secure Gated Development
- Large Patio Area to Front And Rear
- En Suite to Master Bedroom
- Five Minutes Walk to Navigation Rd Metro
- Communal Water Borne Heating System
- Private Entrance



Full Description

An opulent two double bedroom apartment, located in the secure gated Budenberg Development. This stunning and modern ground floor apartment extends to almost 1,200sq ft.

The apartment is flooded with natural lighting through large windows, patio doors and French doors opening onto the outside space. The apartment offers main bathroom, as well as an en suite off the master bedroom; open-plan lounge-diner; private external patio area and access to stunning communal grounds



LOUNGE/DINER

28' 8" x 17' 5" (8.76m x 5.31m)

The lounge-diner is an impressive open-plan space, ideal for entertaining guests. This room benefits from two double glazed windows to the rear and side aspect, fitted with plantation shutters. It also benefits from double glazed sliding doors to the rear aspect. This space is fitted with wooden flooring, and carpeted flooring in the lounge area; recessed spot lighting; television and telephone point; built in media unit with cupboards and shelves; and four wall mounted vertical radiators. There is also a central division between the dining area and lounge which is fitted with a feature bioethanol fire ribbon burner which will make a stunning centre piece in the winter months.



KITCHEN

9' 3" x 10' 3" (2.82m x 3.13m)

The kitchen is located to the side of the open-plan dining area. The kitchen offers a range of modern storage units with high gloss base units and wood effect eye level units, with granite worktops over and stainless steel splash back. Within the kitchen one will find an integrated fridge and freezer; dishwasher; oven with four ring induction hob and extractor fan over; there is also a recessed stainless steel one and half bowl sink unit, with chrome mixer tap over. This space is fitted with continued wooden flooring and recessed spot lighting.



BATHROOM

9' 3" x 8' 4" (2.82m x 2.54m)

The bathroom is fitted with a three piece white suite, comprising of: Pedestal hand wash basin with chrome hot and cold mixer taps over; low-level WC; paneled bath with chrome taps with bi-folding glazed shower screen and chrome thermostatic shower system over. This room offers fully tiled floor and walls; shaving socket; extractor fan; wall mounted heated towel rail; recessed storage units and access to storage cupboard with space and plumbing for freestanding washer/dryer.



MASTER BEDROOM

14' 11" x 14' 8" (4.55m x 4.47m)

A large and impressive master bedroom with large double glazed window to side aspect, fitted with plantation shutters. Also, double glazed door and window to the front aspect, allowing access to the patio area, fitted with remote control black out blind. This room offers carpeted flooring; two wall mounted vertical radiators; a pendant light fitting; fitted wardrobes; door to the en-suite; and plenty of room for king sized bed, wardrobes, dressing table, and bedside tables.



EN SUITE

8' 7" x 5' 3" (2.62m x 1.6m)

The en suite shower room is located off the master bedroom. This is a modern shower room which offers tiled flooring and part tiled walls; a wall mounted hand wash basin with storage units across the side wall; a low-level WC; recessed spot lighting; wall mounted heated towel rail; and a large shower cubicle with sliding glazed doors and a chrome thermostatic shower system.



SECOND BEDROOM

13' 5" x 11' 11" (4.09m x 3.63m)

The second bedroom is another good sized double bedroom with double glazed window and door to the patio area, also fitted with remote control black out blind. This room offers carpeted flooring; a wall mounted vertical radiator; recessed spotlights; television point and plenty of room for double bed, wardrobes and bedside tables.



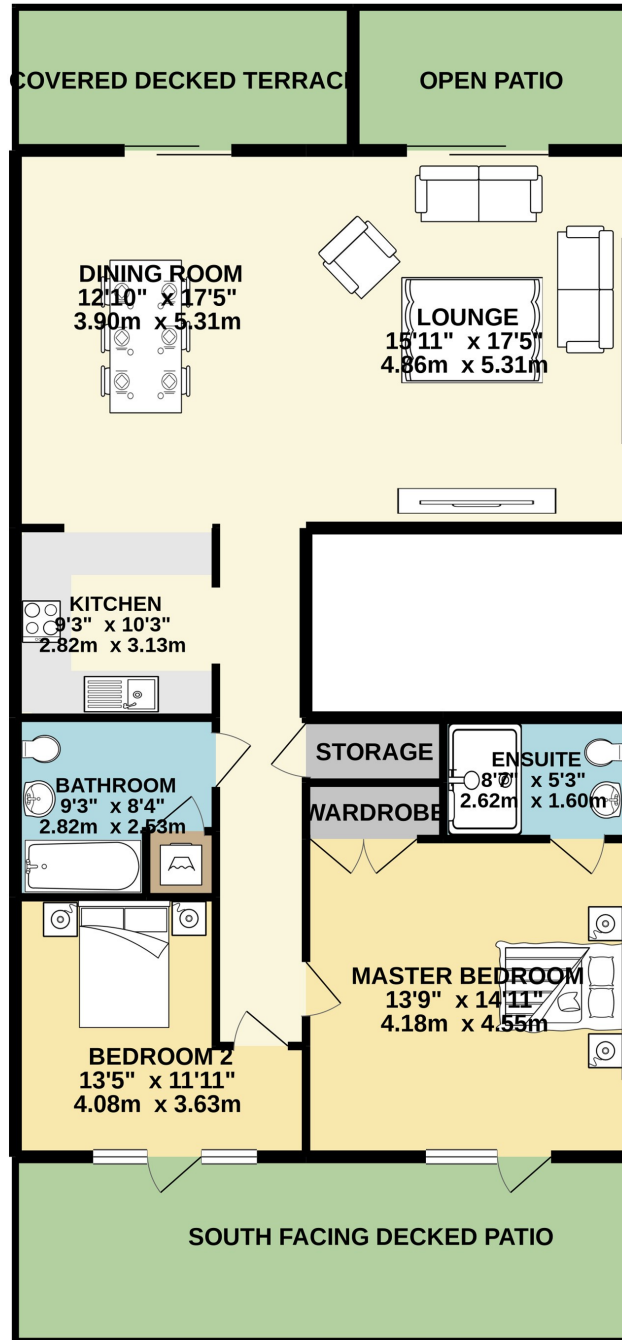
EXTERNAL

This impressive apartment is located in the popular Budenberg Development, positioned within the original Budenberg Building Conversion. The property offers a covered decked terrace to the rear aspect and an open patio to the front aspect. Which are accessed via external doors leading from each bedroom and the dining area. The open-plan lounge/diner gives access to the decked covered terrace and the open patio. Both the bedrooms have doors giving access to the impressive south facing timber decked patio. The property also enjoys access to the extensive communal landscaped gardens, which border onto the Bridgewater Canal.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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.

COMMON QUESTIONS

- 1. When was the property built?** The vendor has advised that they believe this property was built in 2003.
- 2. Is the property freehold or leasehold?** The property is leasehold, the owners have advised that the service charge is £2,929 pa and the ground rent is £300pa. The freehold is owned by E&J Estates.
- 3. What is the broadband speed like in this area?** The vendors have advised us that the broadband speed is excellent in this area and hyperoptic full fiber broadband is available in this location. The apartment has adequate CAT 5 wiring points in every room.
- 4. Does the property have a sky dish?** Yes, the property has access to a communal sky dish, there is also a coax facility.
- 5. Which items will be included in the sale price?** The vendors are happy to sell items of furniture from the property if the buyer would like them. The vendors are happy to include in the sale price, the fitted plantation shutters and blinds; flooring; integral white goods; fitted wardrobes and the freestanding wardrobe in bedroom two.
- 6. Roughly how much are the utility bills for this property?** The vendors have advised us that the combined utility bills are roughly £120 per month; and the council tax is band E, which is currently £2010 per annum in Trafford.
- 7. Has the property had any major work done recently?** The kitchen and the bathrooms have been recently refurbished.
- 8. Is this property listed or in a conservation area?** Yes, this property is located within a current conservation area.
- 9. Which aspects of the house have the vendors most enjoyed?** The owners' favourite aspects of the property are the south-facing patio area; the quiet and friendly people in the development and the low running costs of the property.