

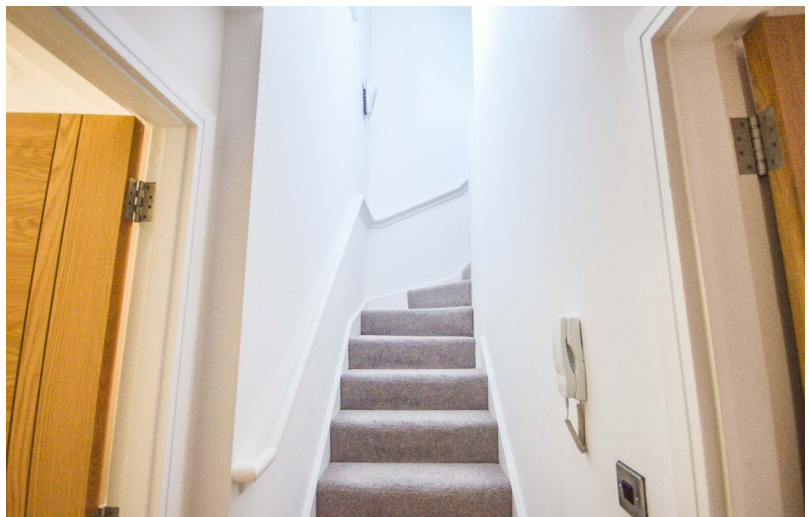
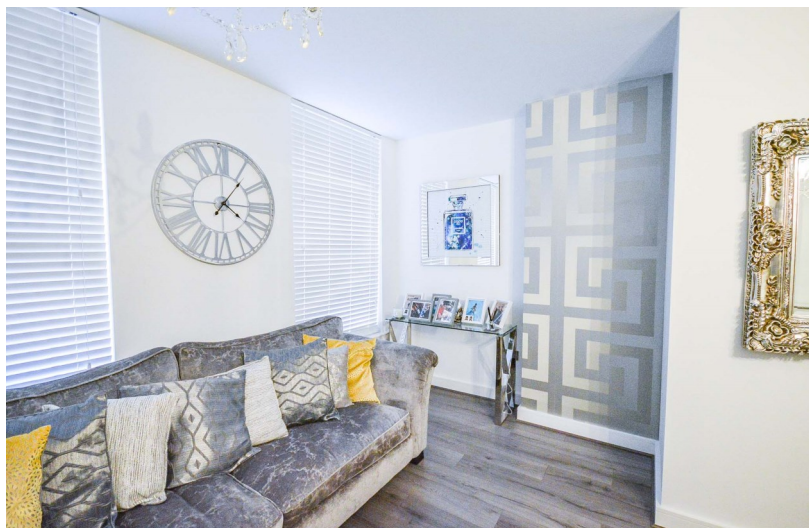
The Downs, Altrincham, WA14

Asking Price of £1,100 pcm



Property Features

- Two Double Bedroom Masionette
- En Suite to Both Bedrooms
- Modern Kitchen and Bathrooms
- In The Heart of Altrincham Town Centre
- All Appliances Included
- Available the 1st of November
- Large Wall Mounted TV Included
- Ideal for a Professional Couple
- Separate WC adjacent to Reception Area



Full Description

A modern and spacious two double bedroom maisonette located on The Downs in the heart of Altrincham. Stylish décor and high quality finish throughout. This apartment is just a two minute walk to the shops and restaurants offered by the town centre and ten minutes walk to the Metro Link and Train Station.

An ideal home for a young professional or couple.



LOUNGE-DINER

16' 8" x 16' 0" (5.09m x 4.89m)

The lounge-diner is an impressive reception room, this room is fitted with laminate wood effect flooring; two double glazed sash windows to the front aspect; two pendant light fittings; TV and telephone points (this room comes equipped with a large wall mounted television); a wall mounted mirror fronted electric fire; a wall mounted electric heater behind decorative radiator cover, and ample space for a large sofa, TV and coffee table. This room is open to the kitchen area.



KITCHEN

12' 0" x 10' 1" (3.67m x 3.08m)

The kitchen is open to the lounge-diner with continued wood effect laminate flooring and recessed spot lighting. This stylish and modern kitchen is fitted with a range of base and eye level high gloss units. Within the kitchen you will find a recessed stainless steel sink unit with side drainer and chrome mixer tap over; a free standing Indesit washing machine; an integral fridge and freezer; integral oven and microwave; an induction hob with stainless steel extractor over and a wall mounted electric heater behind decorative radiator cover.



WC

7' 0" x 3' 9" (2.15m x 1.16m)

Located off the entrance hall is a convenient WC. This room is fitted with a low-level WC and wall mounted hand wash basin with wall mounted mirror over. This room also offers laminate wood effect flooring; recessed spot lighting. Within this room is a cupboard housing the modern combi boiler.



MASTER BEDROOM

16' 9" x 16' 1" (5.11m x 4.91m)

The master bedroom is a spacious double bedroom with en suite shower room. This room offers carpeted flooring; recessed spot lighting; a double glazed sash window with vertical fitted blind; a wall mounted electric heater behind a decorative radiator cover; television point; wall mounted mirror fronted electric fire and ample room for a double bed; bedside tables; chest of draws and wardrobe.



EN SUITE SHOWER ROOM 1

7' 11" x 5' 1" (2.42m x 1.56m)

The en suite shower room located off the master bedroom offers laminate wood effect flooring; part tiled walls; a wall mounted hand wash basin with storage under and wall mounted mirror over; a low-level WC; extractor fan; ceiling mounted light fitting; wall mounted heated towel rail, and a walk in shower cubicle with glazed screen and chrome thermostatic shower system.



BEDROOM TWO

11' 8" x 15' 0" (3.56m x 4.58m)

The second bedroom is again a spacious double room, this room also offers an en suite shower room. The second bedroom benefits from carpeted flooring; a uPVC double glazed window with fitted roller blind; two pendant light fittings; wall mounted electric heater behind decorative radiator cover; and ample room for bedroom furniture. The second bedroom is again a spacious double room, this room also offers an en suite shower room.



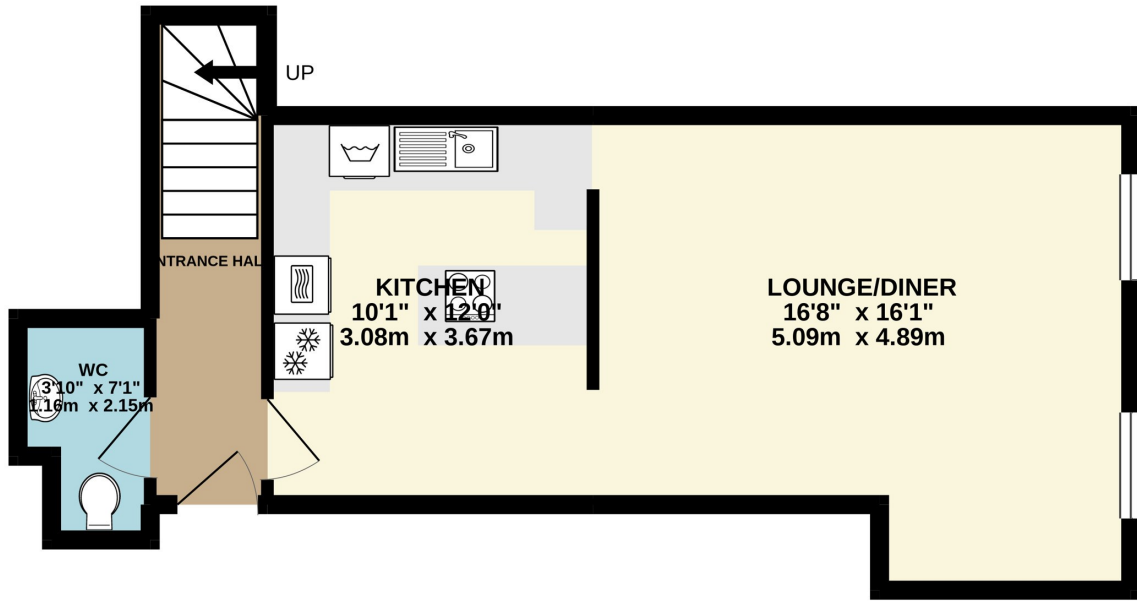
ENSUITE SHOWER ROOM 2

5' 2" x 8' 5" (1.59m x 2.59m)

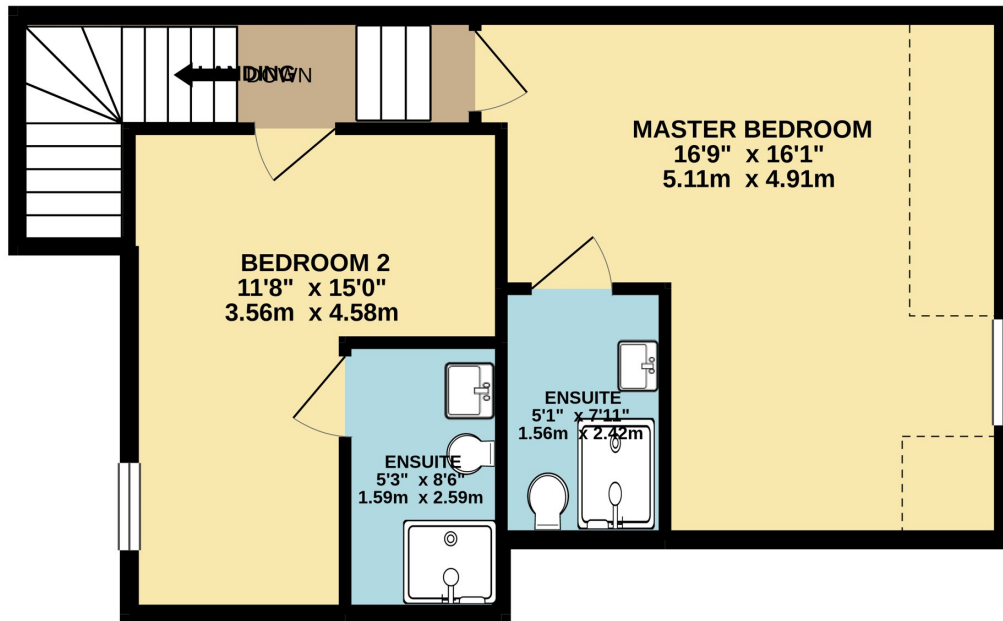
Accessed via the second bedroom is another en suite shower room. This room offers laminate wood effect flooring; part tiled walls; wall mounted hand wash basin with storage under and mirror over; low-level WC; wall mounted heated towel rail, ceiling mounted light fitting; extractor fan and a walk in shower cubicle with glazed screen and chrome thermostatic shower system.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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.

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COMMON QUESTIONS

1. When is this property available to move into? The property will be ready for a new tenant to take up occupation from the 1st of November. 2022.

2. What length of tenancy would the landlord consider? The landlord is looking for a 12 month tenancy.

3. Will the property be furnished or unfurnished? This property is unfurnished, the property will come with the white goods (including washing machine, oven, hob and fridge-freezer). The property will also be supplied with the fitted blinds, the wall mounted electric fires and a wall mounted TV in the lounge-diner. The tenant will need to bring their own furniture.

4. How much do I need to earn to pass the affordability checks for this property? The tenant will need to earn at least £33,000 pa or if two tenants are sharing they would each need to earn at least £16,500 pa.

5. Is there a parking space with this property? No, this property is located in the town centre, within 10 minutes walk of the Metro and Train station. There is not a parking space supplied with the property. There are however, various places locally where a space can be rented, if needed.

6. What can I do if I don't currently have a job or have a poor credit rating? The landlord might consider a guarantor, otherwise you would need to pay your rent in advance. This would equate to £13,200 for 12 months or £6,600 for 6 months.

7. Can I rent this property with my dog/cat? No, the landlords insurance does not permit him to rent to tenants with pets.