



- Two Bedroom Apartment
- Top Floor
- Open Plan Lounge/Kitchen
- Bathroom
- Juliette Balcony
- Parking
- Canal Side Location
- Sold As A 50% Share

Apartment 73, Deansgate Lane  
Altrincham, WA14 1SP

£100,000

A well presented two double bedroom apartment, located in this highly popular development, overlooking the Bridgewater Canal. Being sold as a 50% share, this third floor apartment comprises of an entrance hall, open plan lounge and kitchen, two bedrooms and a bathroom. The property benefits from a 'Juliette' balcony with canal views, allocated parking and communal gardens. Ideal first time buyer purchase. Rent, service charge and insurance £426.11 PCM. Lease 121 years.

### Ground Floor

#### Communal Entrance Hall

Stairs and lifts to all floors.

#### Entrance Hall

Wall mounted storage heater, built in storage cupboard.

#### Open Plan Lounge/Kitchen

##### Lounge 21' 0" x 14' 7" (6.40m x 4.44m)

Wall mounted storage heater, dining area, French doors leading to 'Juliette' balcony, opening to kitchen.

##### Kitchen 11' 7" x 6' 3" (3.53m x 1.90m)

Fitted with a range of base and eye level units incorporating a sink and drainer, electric hob with extractor over, oven, space for fridge freezer and washing machine, window to side.

##### Bedroom One 16' 3" x 11' 1" (4.95m x 3.38m)

Wall mounted electric heater, window to side.



**Bedroom Two** 10' 6" x 9' 4" (3.20m x 2.84m)

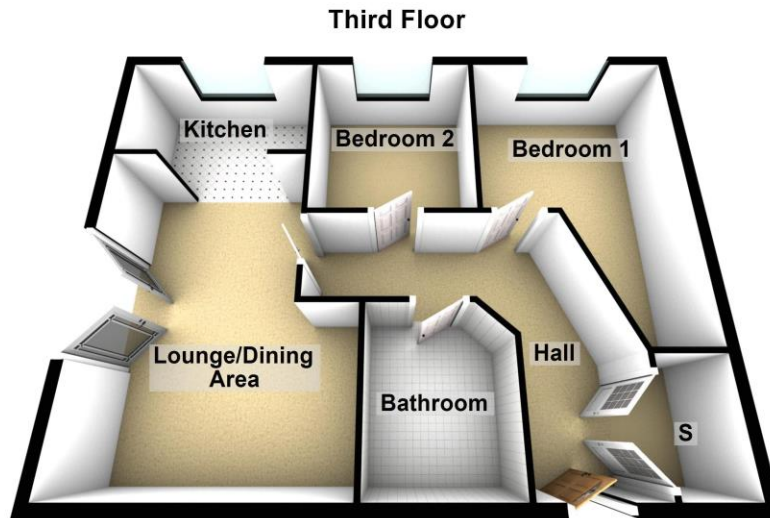
Wall mounted electric heater, window to side.



**Bathroom** 9' 0" x 7' 7" (2.74m x 2.31m)

Suite comprising of a low level WC, wash basin, panelled bath with shower over, towel radiator, spot lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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