

Budenberg, Altrincham, WA14

Asking Price of £185,000



Property Features

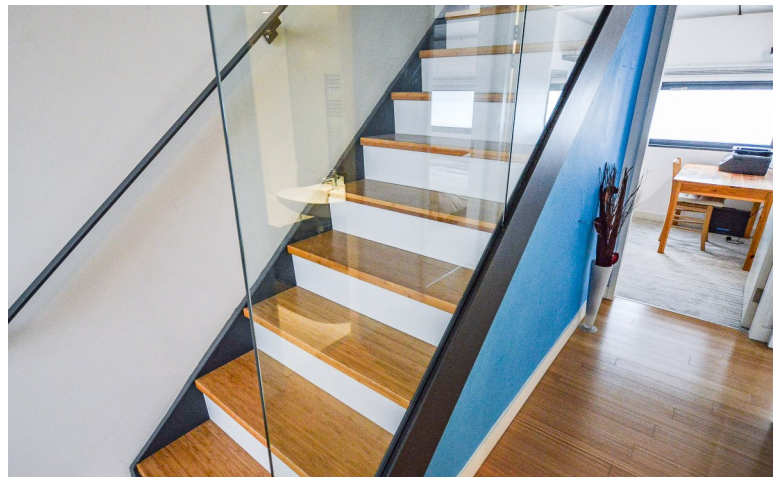
- Two Bedroom Apartment
- Secure Gated Development
- Open Plan Lounge-Diner
- Modern Fitted Bathroom and Kitchen
- Secure Underground Parking
- Ten Minutes Walk to Navigation Road Metro
- Yield of 6.3% Based on Current Rent of £975pcm
- Five Minutes Walk to Altrincham Retail Park
- Washer and Fridge Freezer are Included

Full Description

This stylish two bedroom apartment located in the sought after Budenberg development.

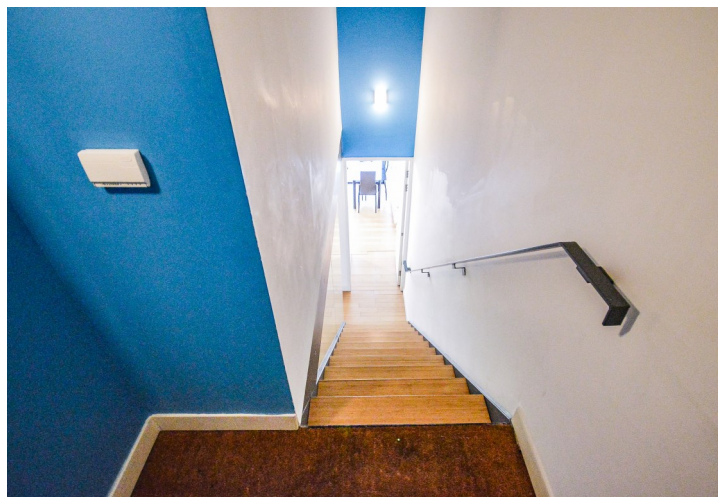
The apartment offers two bedrooms; modern fitted bathroom and kitchen; open plan lounge-diner; storage cupboard; secure underground parking space.

The property is just a 10 minute walk to Navigation Road tram stop and a 5 minute walk to Altrincham Retail Park.



ENTRANCE HALL

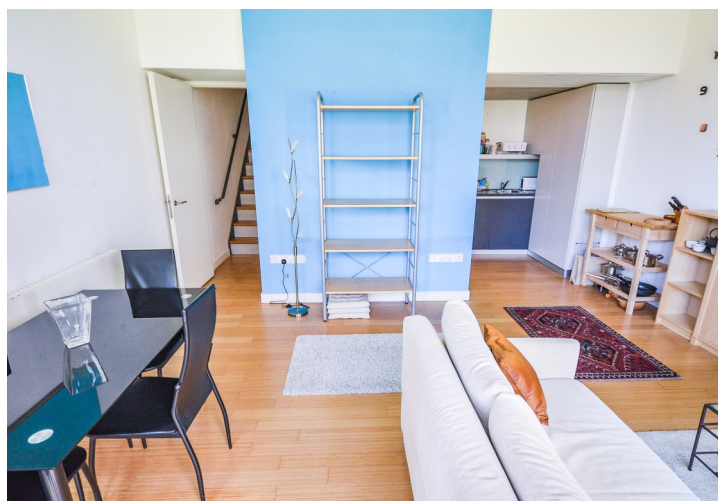
The entrance hall is reached from the communal area of the property, the door leads to a well lit entrance, offering space for boot and coat storage; alarm panel; wall-mounted light fittings; and wooden staircase leading to the apartment with a glass side screen looking into the landing area. The landing area comprises of wooden flooring; wall-mounted lighting; utility cupboard; and doors to both bedrooms, bathroom, and lounge-diner.



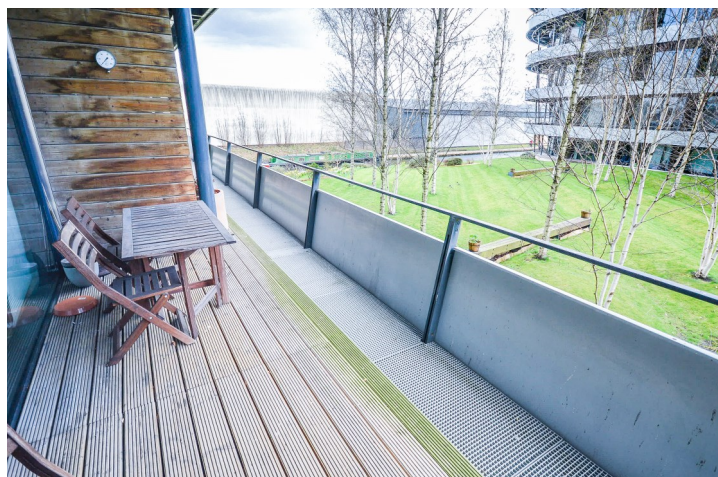
LOUNGE/DINER/KITCHEN

6' 1" x 4' 9" (1.85m x 1.45m)

A bright and spacious lounge-diner with floor to ceiling windows across the rear wall looking out over the balcony and toward the communal gardens and canal, this room has high ceilings, giving it a vast and impressive industrial feel. A large sliding balcony door allows access to a decked balcony area, the windows are also fitted with full length vertical blinds; there is a double paneled radiator; two seater sofa; wooden flooring; the room offers TV/media and telephone points; plus open access to kitchen area.



The kitchen is open-plan to the lounge-diner; this cleverly designed compact kitchen offers integrated electric oven with induction electric hob and extractor over; integrated dishwasher; freestanding fridge-freezer; and several large storage cupboards.



BALCONY

4' 9" x 1' 9" (1.45m x 0.53m)

Large decked second floor level balcony area with ample room for a table and chairs which overlooks the communal gardens and canal.

MASTER BEDROOM

3' 6" x 2' 8" (1.07m x 0.81m)

The master bedroom offers a frosted glass double glazed window to side aspect; carpeted flooring; a double panel radiator; double bed; and an Ikea storage frame for clothing etc.



BEDROOM TWO

2' 5" x 2' 0" (0.74m x 0.61m)

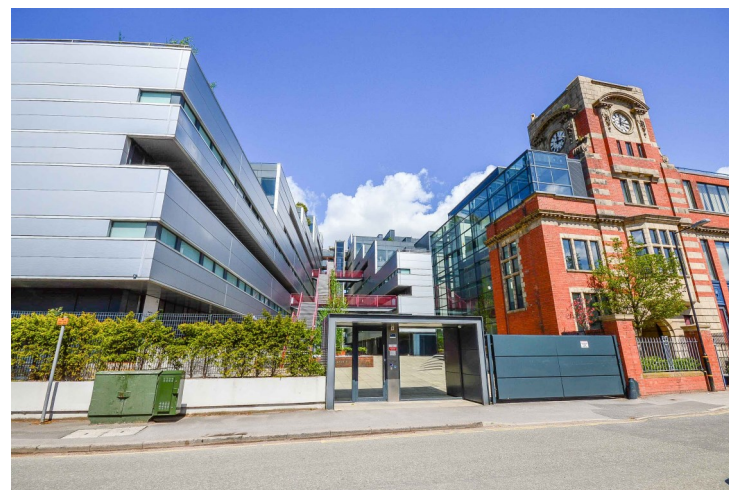
A good sized second bedroom, benefitting from a frosted glass double glazed window to side aspect; carpeted flooring; double panel radiator; overhead light fitting and with a desk and Ikea chest of drawers. This room is ideal as a walking wardrobe or study/office as present.

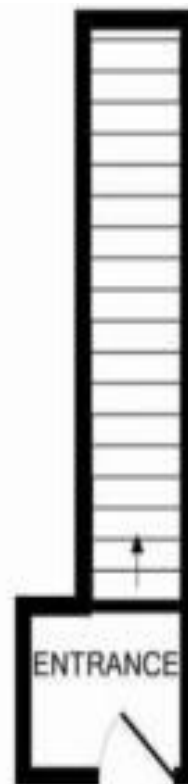
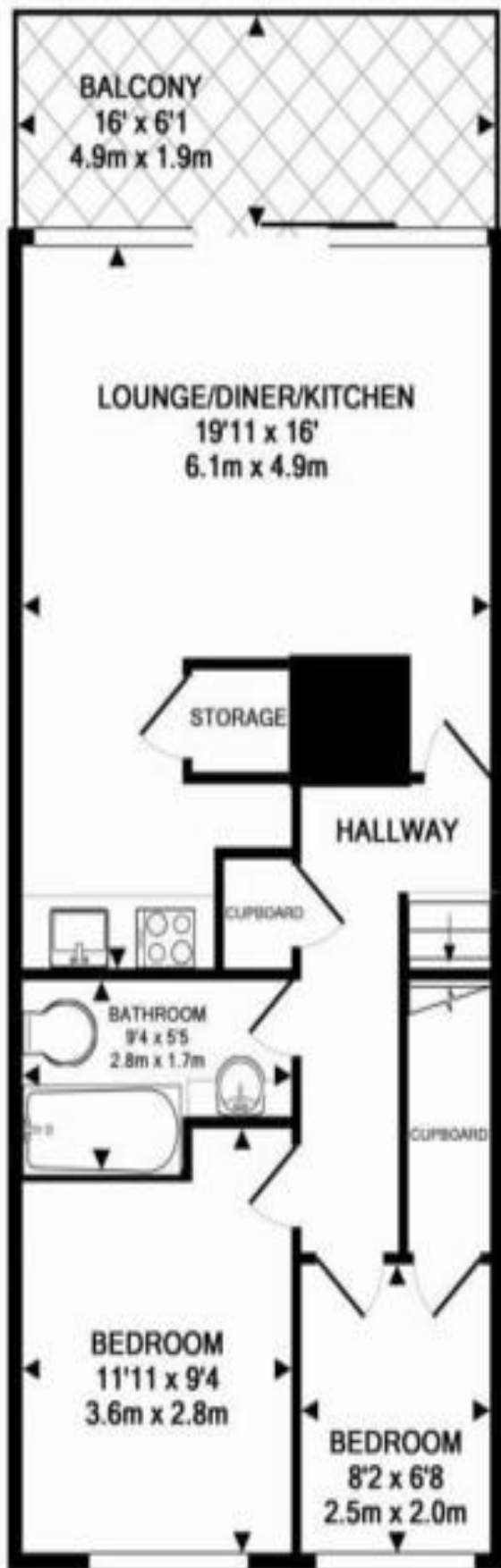


BATHROOM

2' 8" x 1' 7" (0.81m x 0.48m)

Modern bathroom, with wall-mounted sink unit with large mirror over and storage under; low level WC; bath tub with shower over and part screen; chrome heated towel rail; tiled flooring and part tiled walls and neutral décor.





1ST FLOOR
APPROX. FLOOR
AREA 64 SQ.FT.
(6.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

COMMON QUESTIONS

1. What is the council tax band for this apartment?

The council tax has been calculated by Trafford Council at Band D and is currently £1970.88 per annum.

2. How many years are left on the lease for this property?

The current owner has advised that there are around 979 years left on the lease for this apartment.

3. How much is the service charge and ground rent for this property?

The service charge is presently £2381.36 per annum and the ground rent is £216.39 per annum.

4. How owns the freehold for this building?

The freehold for the property is owned by RMB 102 Limited.

5. Who manages this development?

The property is managed by Budenberg Haus Projekte Management Company Limited.

6. Does this property come with parking?

Yes, there is a secure underground car park, with lift access. The apartment benefits from an allocated parking space in this car park.