



New Copper Moss, Altrincham, WA15  
Asking Price of £1350 pcm





# Property Features

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- Two Double Bedroom Third Floor Apartment
- Modern Fitted Bathroom and Kitchen
- Allocated Off-Road Parking
- Communal Gardens
- Double Glazed Throughout
- Stamford Park just Over the Road
- Short Walk to Altrincham Town Centre
- Ten Minutes Walk to Altrincham Metrolink and Train Station
- Fully Furnished Rental
- Available Mid - August 2024



# Full Description

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A beautifully presented two double bedroom third-floor apartment, located in a quiet development which is just a short walk to Altrincham town centre, the Metrolink, Stamford Park and Stamford Park Junior School. The property has been tastefully modernised to a high standard in recent years. Offering a modern fitted bathroom and kitchen, a range of integrated appliances, and an open plan kitchen-lounge area, with a Juliet Balcony.

The property benefits from an allocated parking space and communal gardens within the development.





## LOUNGE/DINER

**25' 7" x 12' 9" (7.80m x 3.90m)**

The lounge-diner is a generous bright room with two uPVC double-glazed windows, fitted with Roman blinds, in addition to uPVC double-glazed French doors leading to a Juliet balcony, fitted with curtains. This room offers carpeted flooring; two ceiling-mounted light fittings; a wall-mounted electric storage heater; a television and telephone point and an opening to the kitchen area. This room comes with sofa, armchair, sideboard, coffee table and television stand.



## KITCHEN

**14' 9" x 7' 8" (4.51m x 2.34m)**

The kitchen is fitted with a range of matching base and eye-level storage units; with integrated full size fridge-freezer, induction hob, electric oven, with stainless steel extractor hood over and recessed stainless steel one and a half bowl sink. The kitchen area offers a tiled splash back; Vinyl wood effect flooring; under cabinet downlighting; a convenient breakfast bar; a wall-mounted electric storage heater and a window to the front aspect, fitted with Roman blinds. The kitchen will come with a two-seater dining table and two chairs.





## MASTER BEDROOM

11' 8" x 9' 10" (3.56m x 3.02m)

The master bedroom offers a skylight, with fitted solar powered electric blind; carpeted flooring; a pendant light fitting; a wall mounted electric heater and a door leading to the walk-in wardrobe. The walk-in wardrobe offers carpeted flooring and recessed spotlighting, there is a small wardrobe in this space and room for additional shoe rack or storage space. The master bedroom comes equipped with a double bed, chest of draws, bedside tables and chair.



## BEDROOM TWO

11' 7" x 8' 3" (3.55m x 2.53m)

The second double bedroom also offers a skylight; with fitted solar powered electric blind; carpeted flooring; a pendant light fitting and fitted wardrobes. This room is furnished with a single bed, that extends to a double bed, bedside table, desk and chair, and small bookcase, and a wall mounted electric heater.



## BATHROOM

9' 3" x 5' 6" (2.82m x 1.70m)

The bathroom offers a modern white suite comprising a wall-mounted hand wash basin with storage under and a backlit mirror over; a low-level WC; a panelled bath with glazed screen and electric thermostatic shower over. The bathroom offers underfloor heating; a wall-mounted chrome heated towel rail; fully tiled floor and walls; recessed spotlighting and an extractor fan.





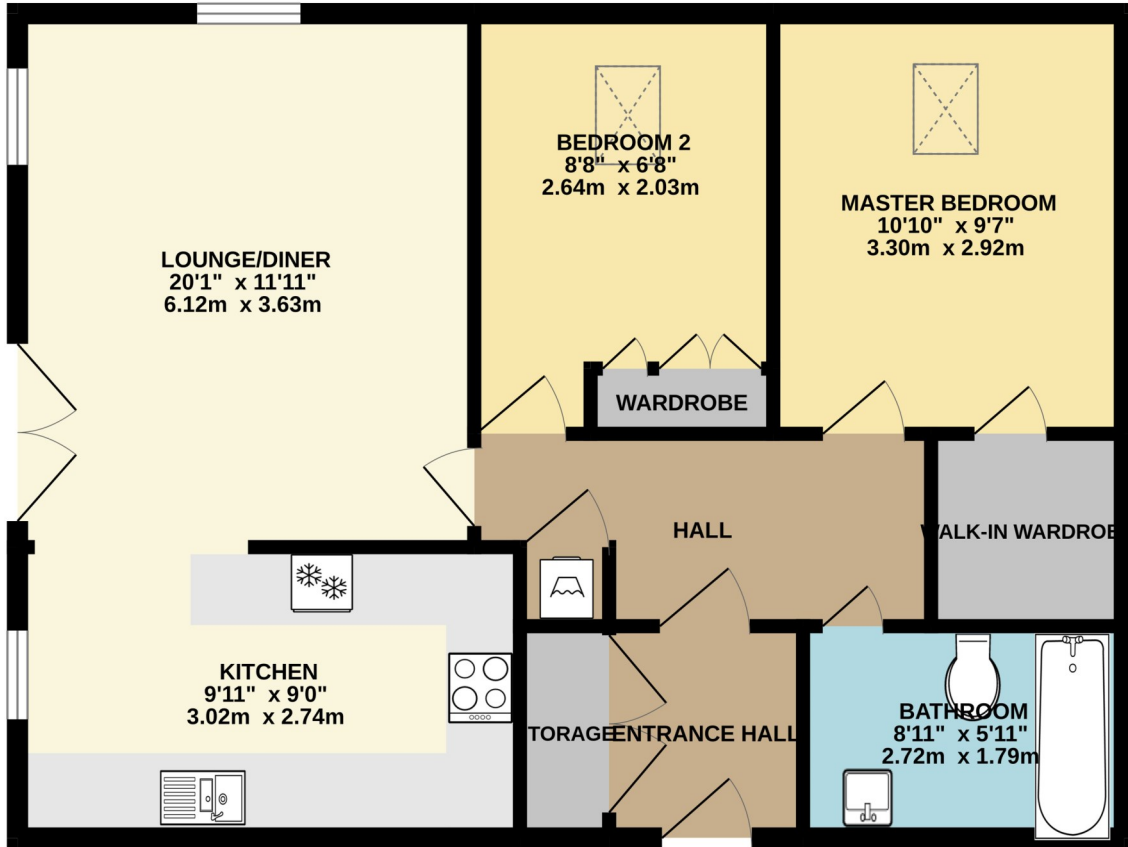
## EXTERNAL

The development offers a well maintained communal garden area, which is largely laid to lawn and planted with mature hedging and trees. The garden areas offer several benches and are enclosed by wrought iron fencing. The development is divided into several apartment blocks with associated parking areas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIRD FLOOR APARTMENT  
FLOOR PLAN  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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?** The landlord will be vacating the apartment at the start of August 2024 and it will be available for a tenancy to start from around the 19th of August 2024.

**2. How much do I need to earn to rent this property?** A single earning professional would need an annual income of at least £40,500 pa to rent this property, two working professionals would each need to earn £20,250 pa. If you prefer to pay the rent in advance, the rental amount for 12 months is £16,200.

**3. How much is the council tax for this property?** The property is located in Trafford Council and is a band D, which is currently £1,970.88 per annum.

**4. Will this property be let fully furnished?** Yes, the landlord will be letting the apartment fully furnished as described in this brochure. This includes all furniture and white goods. The property offers an integrated fridge-freezer; a washing machine; oven and hob.

**5. Does the apartment block have lift access?** No, the apartment is located on the third floor with access via the staircase only, therefore the apartment might not be suitable for those who are unable to climb stairs.

**6. How long can I rent this property for?** The landlord is looking for an initial rental period of 12 months.