



**New Copper Moss, Altrincham, WA15**

**Asking Price of £215,000**



## 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
- Buy-to-Let Opportunity

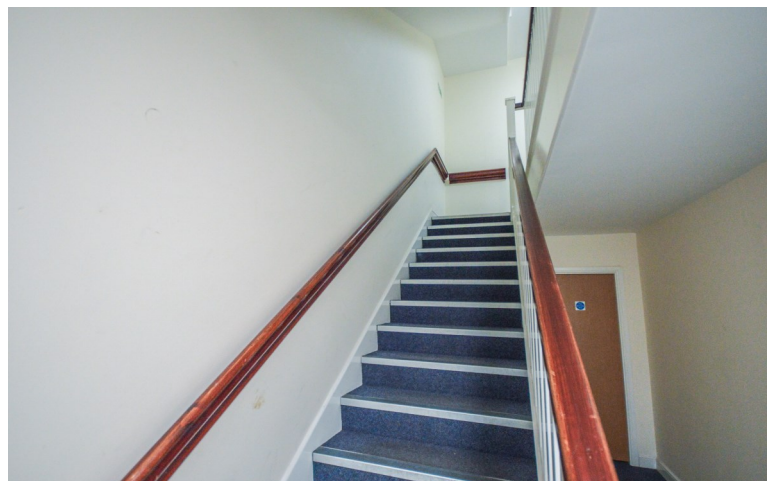


## Full Description

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A spacious and well-proportioned two-bedroom apartment on the third floor, situated in a peaceful residential development just a short walk from Altrincham town centre, the Metrolink, and Stamford Park. With easy access to Stamford Park Junior School, this property is ideally suited for young professionals or as a buy-to-let investment opportunity.

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



## OPEN-PLAN LOUNGE/DINER/KITCHEN

20' 8" x 16' 8" (6.31m x 5.09m)

This open-plan lounge, dining, and kitchen area is designed to be a spacious and versatile living space, perfectly suited for modern lifestyles. The room features three large double-glazed windows along the rear wall, allowing natural light to flood in and creating a bright, welcoming atmosphere. It is finished with wood-effect laminate flooring throughout, has two pendant light fixtures, and is equipped with two electric radiators. Additionally, there is a television point and internet point, while an intercom system provides secure and convenient entry communication.

The kitchen area seamlessly integrates with the living space and is equipped with matching base and eye-level units that offer ample storage. Partially tiled metro-style walls add character and texture to the design. Integrated appliances including a fridge freezer, oven, electric hob, and stainless steel extractor complete the kitchen's functionality, making this open-plan room an ideal setting for cooking, dining, and relaxing.

## MASTER BEDROOM

11' 1" x 9' 3" (3.40m x 2.82m)

The master bedroom, located off the entrance hall, features a uPVC double-glazed window to the rear aspect. The room is well-appointed with carpeted flooring, an electric radiator, and a pendant light fitting. This spacious double bedroom comfortably accommodates a double bed, a dressing table, and a chest of drawers, providing both comfort and functionality.



## BEDROOM TWO

9' 1" x 6' 4" (2.78m x 1.95m)

Bedroom two, also accessed from the entrance hall features a uPVC double-glazed window to the rear aspect, allowing for ample natural light. The room is finished with carpeted flooring, an electric radiator, and a pendant light fitting. It provides plenty of space to comfortably accommodate a single bed, chest of drawers or a desk.



## BATHROOM

5' 4" x 5' 3" (1.64m x 1.62m)

The bathroom is accessed from the entrance hall and features tiled walls, laminate flooring, recessed spotlighting, a pedestal hand wash basin, a low-level WC, a panelled bath with a thermostatic shower system overhead, and a heated towel rail.

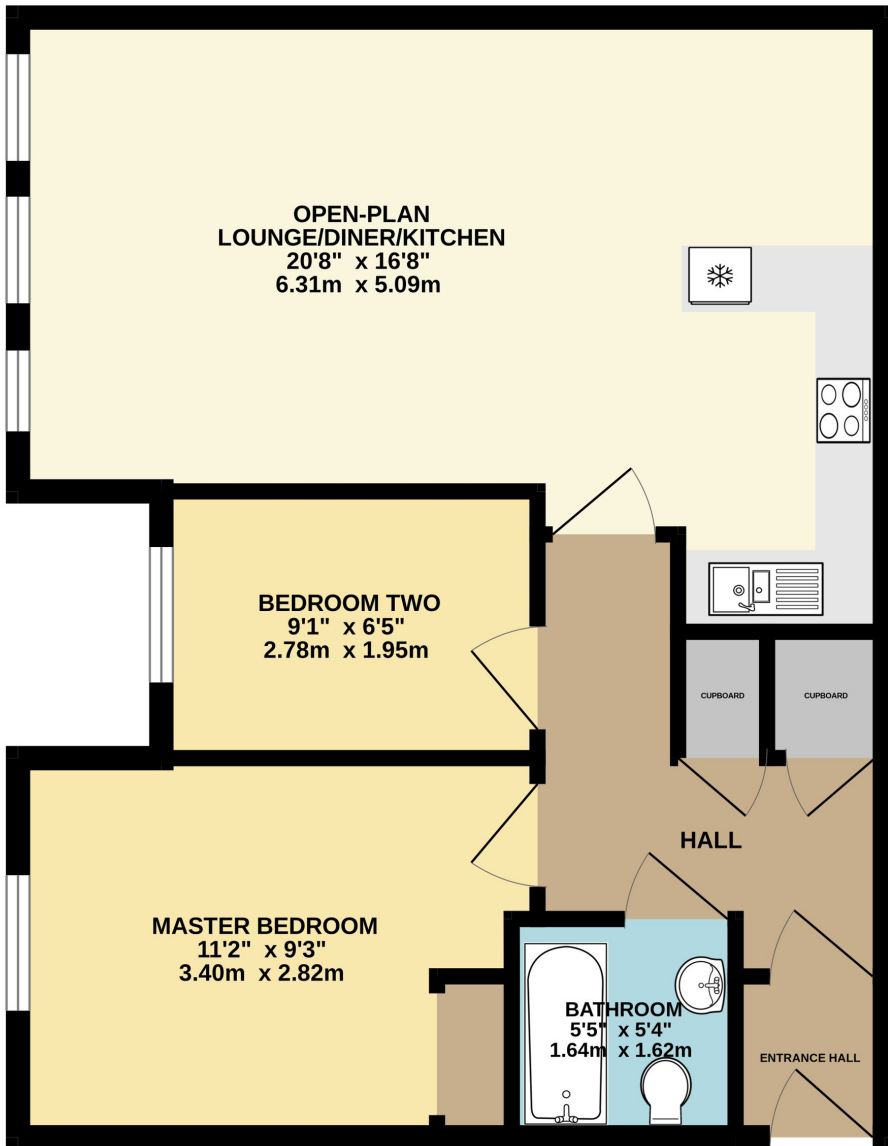
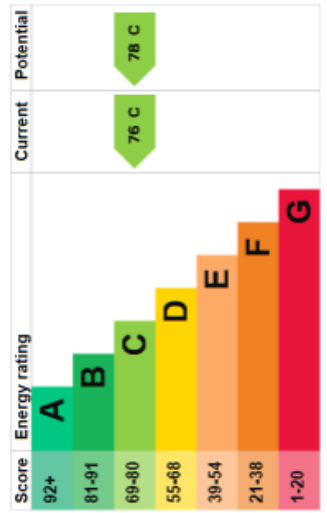


## EXTERNAL

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.



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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. Is this property sold freehold or leasehold?** The current owners have advised the property is leasehold. There is a service charge applicable of £1211.32 per annum, and a ground rent of £150.00 per annum. The current owner has advised that there is 105 years left of the current lease.
- 2. When was the property constructed?** This property was completed in 2000 and the current owners purchased the property in 2021.
- 3. Have the current owners carried out any major alterations to the property?** No, the current owner has not changed anything within the apartment.
- 4. How much is the council tax for this property?** The property is in council tax band C, which in Trafford Council is currently £1751.87 per annum.
- 5. What is the internet speed like in this location?** The current owners have quoted a download speed of 72 Mbps.
- 6. Will there be a connected purchase for the owners of this property?** Yes, the vendors intend to buy onwards, we shall keep the successful buyer up to date with the connected purchase and manage the chain.
- 7. How much are the utility bills for this property at present?** The current owners have advised that he pays around £120PCM for his utilities.
- 8. What are the current owner's favourite aspects of this property?** The current owners have advised that they have most enjoyed the location, the view and the size of the rooms.