

The Causeway, Altrincham, WA14
Asking Price of £950 pcm



Property Features

- Well Appointed Two Bedroom Apartment
- Town Centre Location
- Modern Fitted Kitchen and Bathroom
- Integrated Appliances
- Central to Altrincham's Shops, Bars and Restaurants
- Open-Plan Kitchen-Diner
- Well Presented Throughout
- Available Immediately



Full Description

A well-appointed two-bedroom apartment located in the heart of Altrincham. The apartment is a recent conversion, with a modern fitted kitchen and bathroom. This apartment offers an open-plan living-space and two good size bedrooms. The property is located just a five-minute walk to the Metrolink and Train station, and just around the corner from the shops and amenities of Altrincham.



ENTRANCE HALL

The property is entered from The Causeway, via a well-presented entrance with keypad entry system. The apartment is located on the first floor, and offers a small private entrance hall, benefitting from an intercom system; neutral décor; recessed spotlighting, carpeted flooring. Staircases lead from the entrance hall to bedroom two situated on the lower ground floor, and the open-plan living space and bedroom one which are located on the first floor.



OPEN-PLAN LIVING SPACE

15' 8" x 13' 6" (4.79m x 4.12m)

A spacious open-plan living space, flooded with natural light via two uPVC double-glazed windows to the rear aspect. The kitchen area incorporates solid wood flooring; a range of matching contemporary fitted base and eye level storage units. Built into the fitted kitchen are an array of integral appliances, including: a fridge-freezer; electric oven; electric hob with extractor hood over; washing machine and a dishwasher. This room also offers a pendant light fitting, wall mounted electric radiator, television and telephone points.



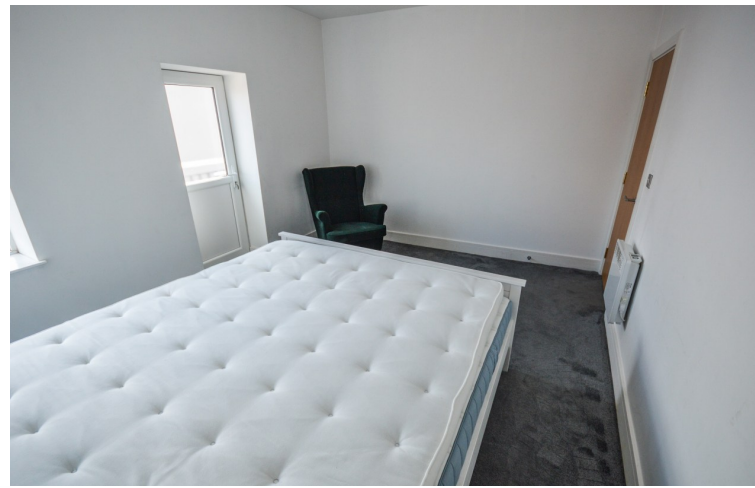
Furniture included in this room: a double sofa, an armchair, a footstool, a side table, a media unit, a television, a lamp, a kettle, an air fryer, and a microwave, as well as the integrated appliances mentioned above.

BEDROOM ONE

12' 9" x 11' 5" (3.90m x 3.48m)

The spacious and bright master bedroom benefits from carpeted flooring, neutral décor, a pendant light fitting, wall mounted electric radiator, a large single glazed window to the front aspect, with additional glazed uPVC door, leading to a Juliette balcony. There is ample space for a king-sized bed, chest of drawers, and a wardrobe.

Furniture included in this room: King-size bedframe and mattress, armchair, lamp, and a mirror.



BEDROOM TWO

11' 0" x 10' 1" (3.36m x 3.08m)

The second bedroom, which is accessed down a small flight of stairs from the entrance hall, comprises of carpeted flooring, neutral décor, a pendant light fitting, a wall mounted electric radiator, and two single glazed windows to the side aspect.

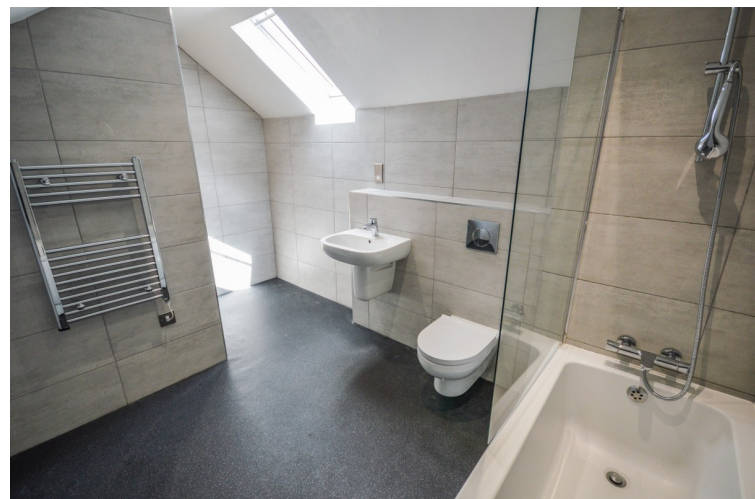
Furniture included in this room: Single bunk beds with mattresses, and an armchair.



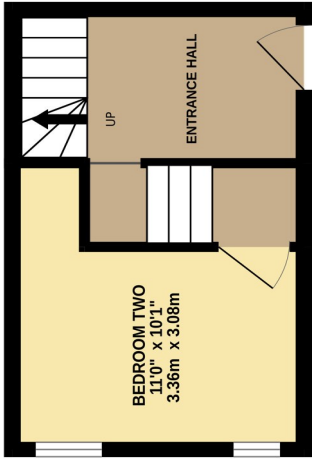
BATHROOM

12' 0" x 7' 11" (3.66m x 2.42m)

A modern bathroom fitted with a three-piece white suite, comprises of a panelled bath with half-glazed screen and chrome tap and shower over, low-level WC, and a wall-mounted pedestal hand washbasin. This room also features fully tiled walls, vinyl flooring, recessed spotlighting, shaving points, and a chrome wall-mounted heated towel rail.



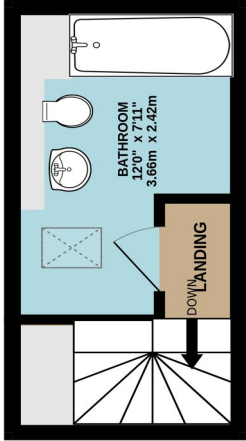
GROUND FLOOR
174 sq.ft. (16.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
130 sq.ft. (12.1 sq.m.) approx.



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

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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. How much is the deposit for this property?** The deposit will be equivalent to 5 weeks' rent, which at a rental price of £950 pcm comes to £1096.15.
- 2. How much is the council tax for this property?** The house is in council tax band A, which in Trafford is currently £1,413.88 per annum.
- 3. When was this property built?** The vendor has advised that the property was built in the early 1900's however, the property was converted into apartments in 2017.
- 4. What are the neighbours like?** The neighbours are friendly and quiet people, and the owners have advised that there is a nice sense of community in this development.
- 5. Does the property have a Sky dish?** Yes, the property has a communal Sky dish.
- 6. When can I move into this apartment?** The property is available immediately, so the landlord is happy for a tenant to move in once referencing is completed.
- 7. How much do I need to earn to rent this property?** The threshold for income to pass referencing for this property would be £28,500 per annum for one person or two working people can earn £14,250 per annum each.
- 8. Which items are included in the rental price?** The landlord has advised that this property will be let furnished and will include all the furniture listed in the room descriptions. However, the landlord has said he can be flexible and remove furniture if this is not required.