



**Stamford New Road, Altrincham, WA14**  
**Asking Price of £1,300 pcm**



## Property Features

- Two Bedroom Duplex Apartment
- Furnished
- Third Floor Apartment
- Located in Altrincham Town Centre
- Bathroom and Downstairs WC
- Modern Decor
- Striking Period Building
- Fitted Appliances and Electric Blinds
- Private Balcony
- 5 Mins Walk to Altrincham Train Station and Metrolink
- Available Immediately

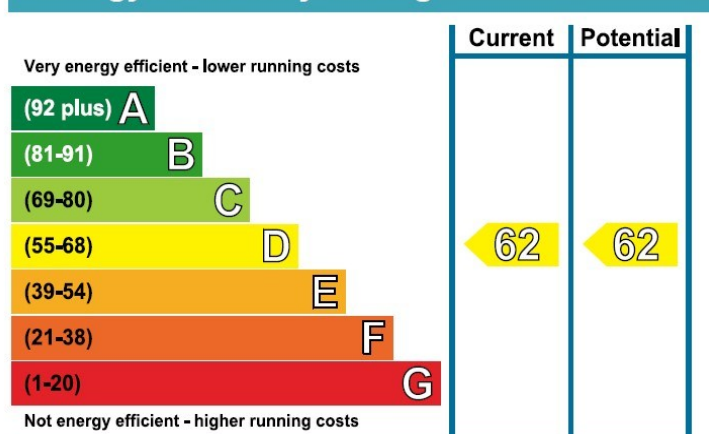


## Full Description

Located in the heart of Altrincham. This two double bedroom apartment is ideal for a young professional or young couple; with just a few minutes stroll to the Metro link or Train Station. From the apartment you have easy access to the local restaurants, bars, a wealth of shops and other local amenities.

The apartment is arranged over two floors and offers a private balcony; an open plan kitchen-diner; a downstairs WC; two double bedrooms and a bathroom. All are finished to a high standard. Available immediately.

### Energy Efficiency Rating



## ENTRANCE HALL

The property is entered on Stamford New Road, via a well presented entrance with key pad entry system. The apartment is located on the third floor. The apartment offers a small private entrance hall, benefitting from an intercom system; neutral décor; recessed spot-lighting and wood affect laminate floor. The entrance hall allows access to the cloakroom, kitchen-diner, WC and via a carpeted staircase to the upper floor accommodation.



## KITCHEN/LOUNGE

**18'x14.6' (5.66m x 4.41m)**

A spacious open-plan kitchen-diner, flooded with natural light via two large double glazed windows to the front aspect, fitted with remote controlled blinds. The kitchen area incorporates wood imitation laminated flooring; a range of matching contemporary fitted base and eye level storage units with worktops over. Built into the fitted kitchen are an array of integral appliances, such as, fridge-freezer, oven, electric hob with extractor hood over, washer-dryer and full sized dishwasher.



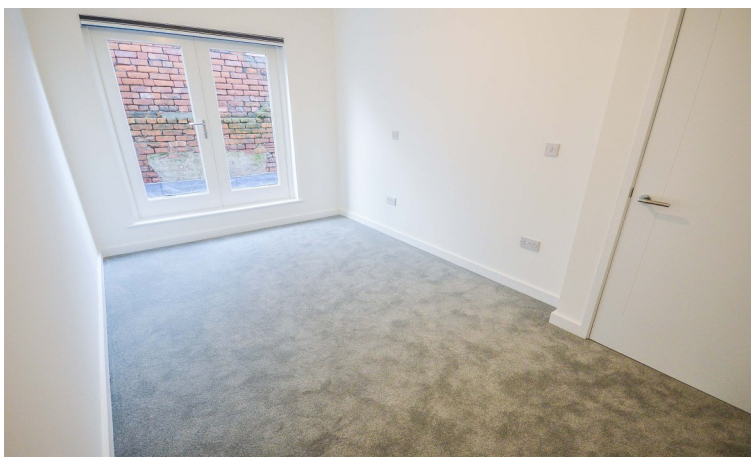
This room also offers recessed spot lighting and two pendant light fittings; wall mounted electric radiator; television and telephone points; and door leading to entrance hall.



## MASTER BEDROOM

**14'5x8'9 (4.40m x 2.67 m)**

The master bedroom benefits from double glazed French doors leading to the private balcony, the doors are fitted with remote controlled blinds. In addition, this room includes carpeted flooring; neutral décor; a central light pendant; wall mounted electric radiator; and ample space for double bed, wardrobes and chest of draws.



## BEDROOM TWO

**10'1x10' (3.07m x 3.06m)**

The second double bedroom offers carpeted flooring; neutral décor; a central pendant light; wall mounted electric radiator; a double-glazed door to the private balcony with remote control electric blind; ample space for double bed, wardrobe and chest of draws.



## BATHROOM

**7'7 x 6' (2.32m x 1.84m)**

A modern bathroom fitted with a three-piece white suite, comprises of: Panelled bath with half glazed screen and shower over; low-level WC; and wall-mounted sink with a storage draw under. This room also features tiled flooring and part tiled walls; recessed spotlighting; skylight window; and wall mounted heated towel rail.

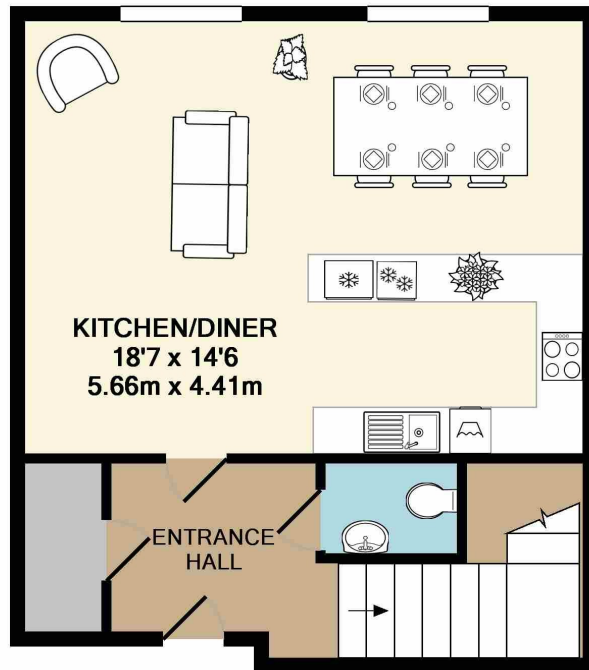


## DOWNSTAIRS WC

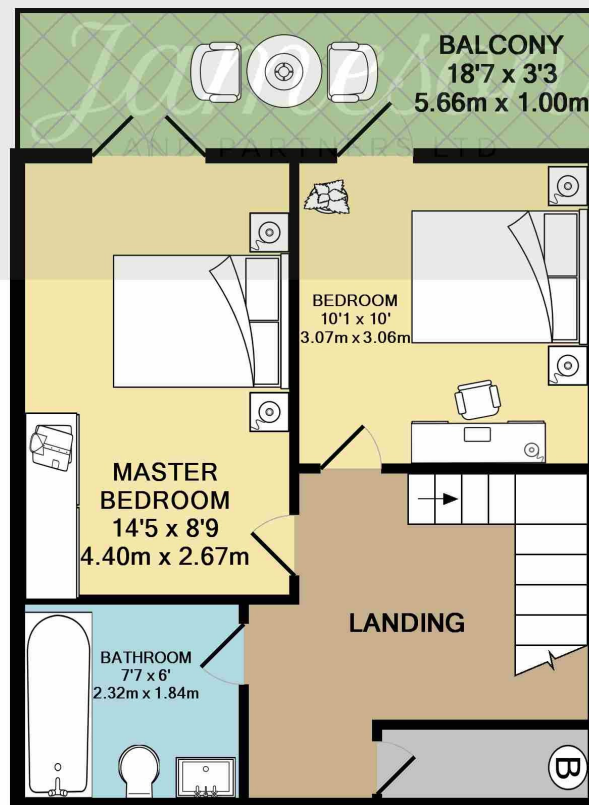
**4' 5" x 3'0" (1.37m x 0.93m)**

Off the entrance hall is convenient WC, with neutral décor; tiled flooring and part tiled walls; wall mounted sink unit; low level WC; recessed spot light and extractor fan





GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. What is the council tax ban for the property?**

The landlord has advised us that the council tax for this apartment in Trafford Council is band is C, which is currently £1,885.16pa.

## **2. Does the property have a sky dish?**

The landlord has advised us that this property does not have a sky dish.

## **3. What is the broadband speed like in this area?**

The broadband speed in this area is excellent.

## **4. Is there lift access to the apartment?**

The apartment is reached via a staircase, this building does not have a lift.

## **5. Will the landlord consider tenants with pets?**

The building does not permit animals being kept in the property.

## **6. How soon can I move into this apartment?**

The property is available immediately however, before you can move in, we will need to complete the references checks to ensure you are a suitable tenant and can cover the rent. Referencing can be completed in 3 to 4 days if you are able to supply all the information needed and your references are returned respond swiftly.

## **7. What deposit is required?**

The deposit is equivalent to 5 weeks rent, which would be £1500.00

## **8. How long can I rent this property for?**

The landlords are seeking a 12 month tenancy agreement. At the end of this period, provided you both wish to continue, a renewal can be agreed.

## **9. Can I live here with my children?**

Yes, the landlord is happy for a family to live in the apartment. But of course it is a two bedroom apartment, so the size of the family will need to be considered appropriate.

## **10. How much income will I need to apply for this property?**

As general rule we look for tenants to earn 30 times the rent; this need not be one income it can be between the two people who live here. For this property this means we would need to see around £39,00 pa of income; or two salaries of at least £19,500 pa.