



The Downs, Altrincham, WA14
Asking Price of £1200 PCM



Property Features

- Two Double Bedroom Apartment
- En suite to each bedroom
- Separate WC
- Modern Fitted Kitchen
- Freshly Decorated Throughout
- Appliances Included
- Located in the Heart of Altrincham
- Five Minute Walk To Altrincham Metro Station
- Ideal for a Professional Couple



Full Description

The property is entered through a private front door, which allows access to the apartment via a flight of stairs. The staircase and landing are fitted with carpeted flooring; wall-mounted light fittings; an electric wall-mounted radiator; and a uPVC double-glazed window to the side aspect. Accessed from the entrance hall are a storage cupboard housing the immersion heater and a WC with a wall-mounted hand-wash basin, a low-level WC and a uPVC double-glazed window.

Available immediately.



ENTRANCE HALL

The property is entered through a private front door which allows access to the apartment via a flight of stairs. The staircase and landing are fitted with carpeted flooring; wall mounted light fittings; an electric wall mounted radiator; and a uPVC double glazed window to the side aspect. Accessed from the entrance hall are a storage cupboard housing the emersion heater and a WC with wall mounted hand wash basin, low-level WC and a uPVC double glazed window.



LOUNGE

14' 9" x 12' 10" (4.52m x 3.93m)

The lounge offers wood effect laminate flooring; a uPVC double glazed window; a pendant light fitting; TV and telephone points; two wall mounted electric heaters and ample space for a large sofa, TV and coffee table. This room is open to the kitchen area.



KITCHEN

9' 9" x 8' 7" (2.98m x 2.64m)

A stylish modern fitted kitchen with continued laminate wood effect flooring; recessed spot lighting; a uPVC double glazed window; matching high gloss base and eye level storage units with under cabinet lighting and fitted with a range of appliances. The fitted appliances include: an integral microwave; an oven; a fridge-freezer; a full-sized Smeg dishwasher; a newly fitted electric four-ring hob with stainless steel extractor fan over; and a free-standing washing machine.



BEDROOM ONE

11' 1" x 15' 9" (3.4m x 4.82m)

The master bedroom is a spacious double bedroom with en suite shower room. This room offers carpeted flooring; a pendant light fitting; a uPVC double glazed window; wall mounted electric heater; and ample room for a double bed; bedside tables; chest of draws and wardrobe.



EN SUITE SHOWER ROOM

1 4' 6" x 10' 0" (1.39m x 3.05m)

The en suite to the master bedroom offers laminate flooring; fully tiled walls; a wall mounted hand wash basin with storage under; a low-level WC; wall mounted heated towel rail; and a walk in shower cubicle with glazed door.



BEDROOM TWO

12' 7" x 14' 0" (3.84m x 4.27m)

The second double bedroom is a similar size to the master bedroom, this room also offers an en suite shower room. The second bedroom benefits from carpeted flooring; a uPVC double glazed window; a pendant light fitting; wall mounted electric heater and ample room for bedroom furniture.



ENSUITE SHOWER ROOM TWO

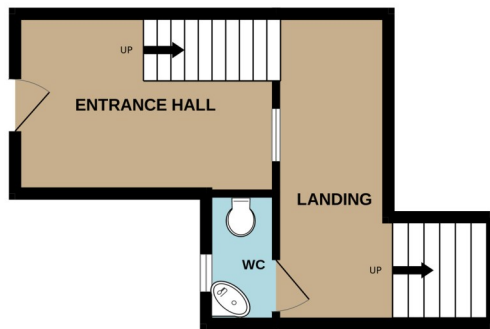
5' 0" x 6' 1" (1.54m x 1.86m)

Accessed via the second bedroom is an en suite shower room with laminate flooring; fully tiled walls; wall mounted hand wash basin with storage under and mirror over; low-level WC; wall mounted heated towel rail and a tower shower with curved sliding screen and chrome thermostatic shower system.

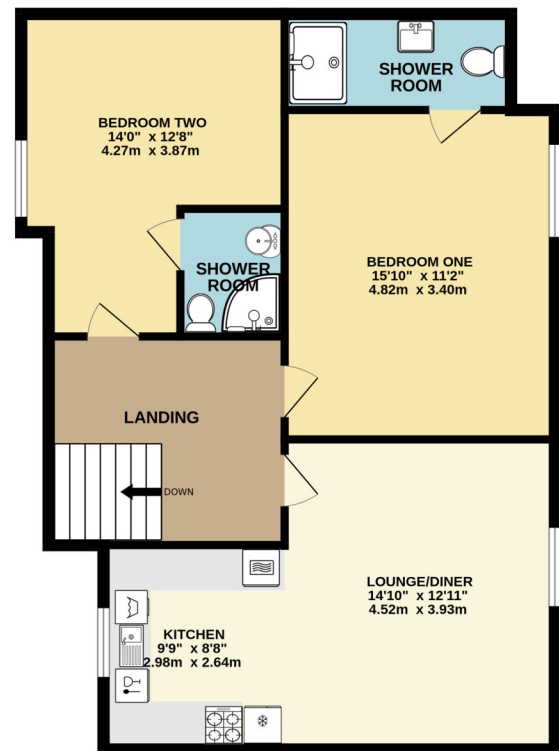


ENTRANCE
233 sq.ft. (21.6 sq.m.) approx.

LIVING SPACE
830 sq.ft. (77.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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

- What is the council tax for this property?** This property is in council tax band C, in Trafford this currently costs £2,035.34 per annum.
- Does this property come with parking?** No, there are no spaces with the property, but spaces can be rented at local car parks or you can park on the residential roads at the top of The Downs. The parking restrictions on The Downs end at 5 pm and start at 9am, therefore, if you are working those houses you can park free of charge on the road in the evening.
- Which items are included in the rental?** The property is unfurnished; you will need to supply your own furniture. The property is fitted with appliances, including: washing machine, dishwasher, fridge-freezer, oven, microwave and hob.
- How much do I need to earn to rent this property?** For this property, the threshold of annual salary for one applicant is £36,000; if two of the prospective tenants are in employment, they will each need to earn at least £18,000.
- How much is the deposit for the apartment?** The deposit amount is 5 weeks' rent, which totals £1384.61. You will be required to pay a 1-week holding deposit prior to referencing, and once referencing has been completed, you will pay the remaining 4-week balance.