



27A THE DOWNS, WA14 2QD
£1,250 PER CALENDAR MONTH



DESCRIPTION

A SPACIOUS AND WELL PRESENTED TWO DOUBLE BEDROOM MAISONETTE, FORMING PART OF A HIGHLY SOUGHT AFTER POSITION ON THE DOWNS AND WITHIN THE HEART OF ALTRINCHAM TOWN CENTRE.

A superb opportunity to rent a modern and well maintained home, ideally suited to professionals or couples, offering generous accommodation arranged over two levels and presented in excellent condition throughout. The property has been freshly decorated, benefits from newly fitted carpets and enjoys a well balanced layout, further enhanced by two en-suite shower rooms – one to each bedroom.

At the heart of the property is a bright and spacious open plan living/dining area with French doors opening onto a private balcony, creating a pleasant outlook and an ideal space to relax or entertain. The adjoining kitchen is well appointed with a range of integrated appliances and ample storage.

Both bedrooms are comfortable doubles, each served by its own en-suite shower room, making the property particularly well suited to sharers. A separate WC off the entrance hallway provides additional convenience.

Warmed by electric heating and double glazing throughout.

KEY FEATURES

- Two double bedrooms both with En-Suite
- Small balcony accessed off the main living area
- Modern kitchen with integrated appliances
- Smart communal area shared with only one other apartment
- Part furnished (blinds/white goods only)
- Circa 850-SqFt of accommodation
- Beautiful open plan living/dining kitchen
- Separate WC off the hallway
- Prime and prestigious central Altrincham location
- Sorry parking is not included





GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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