



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**31C THE DOWNS, WA14 2QD**  
**£1,150 PER CALENDAR MONTH**



## DESCRIPTION

A SPACIOUS AND WELL PRESENTED APARTMENT, EXTENDING TO APPROXIMATELY 955 SQFT AND OCCUPYING A HIGHLY SOUGHT AFTER POSITION IN THE HEART OF ALTRINCHAM, JUST A SHORT WALK FROM THE TOWN CENTRE AND METROLINK STATION.

This superb two double bedroom apartment offers spacious and versatile accommodation arranged over two floors and is certain to appeal to professional tenants seeking generous living space in one of South Manchester's most desirable locations.

The accommodation briefly comprises: private entrance with staircase leading to the first floor, spacious open plan living and dining area, modern fitted kitchen complete with a full range of integrated appliances, separate WC and two exceptionally well proportioned double bedrooms, both benefiting from their own en-suite shower rooms.

The apartment is presented to a good standard throughout and benefits from double glazing, electric heating and a comprehensive range of kitchen appliances including oven, hob, extractor hood, microwave, dishwasher, washing machine and fridge freezer.

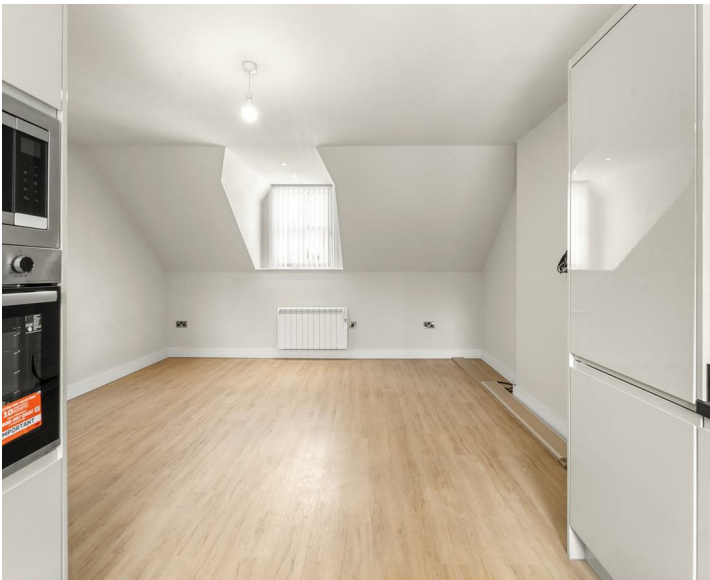
PLEASE NOTE: THE PROPERTY DOES NOT BENEFIT FROM ANY ALLOCATED OR RESIDENTS' PARKING.

Positioned within a few minutes' walk of Altrincham Town Centre, the property enjoys immediate access to an excellent selection of shops, bars, restaurants and leisure facilities,

## KEY FEATURES

- Spacious Apartment (Approx. 955 SQFT)
- En Suite Shower Room to Both Bedrooms
- Modern Kitchen with Integrated Appliances
- Five Minute Walk to Metrolink Station
- Two Large Double Bedrooms
- Separate Guest WC
- Prime Central Altrincham Location
- No Parking Included with the Property







# ASHWORTH HOLME

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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