

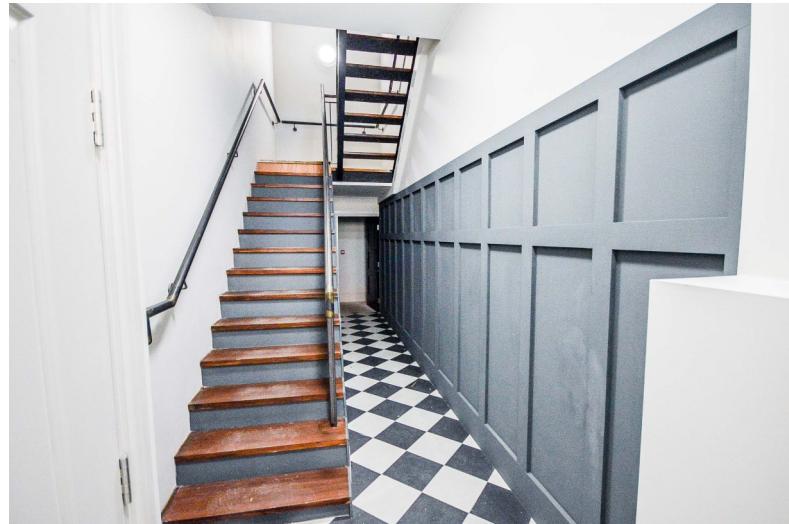


**Kingsway, Altrincham, WA14**  
**Asking Price of £1,850pcm**



# Property Features

- Two Double Bedroom Penthouse Apartment
- Fully furnished
- Bathroom and En Suite Shower Room
- Modern Fitted Kitchen and Bathrooms
- Convenient Location in the Center of Altrincham
- Two Minutes Walk to Shops and Restaurants
- Five Minute Walk to Altrincham Metro Station
- Available Immediately
- One Off-Road Parking Space
- Wifi Included in Rent

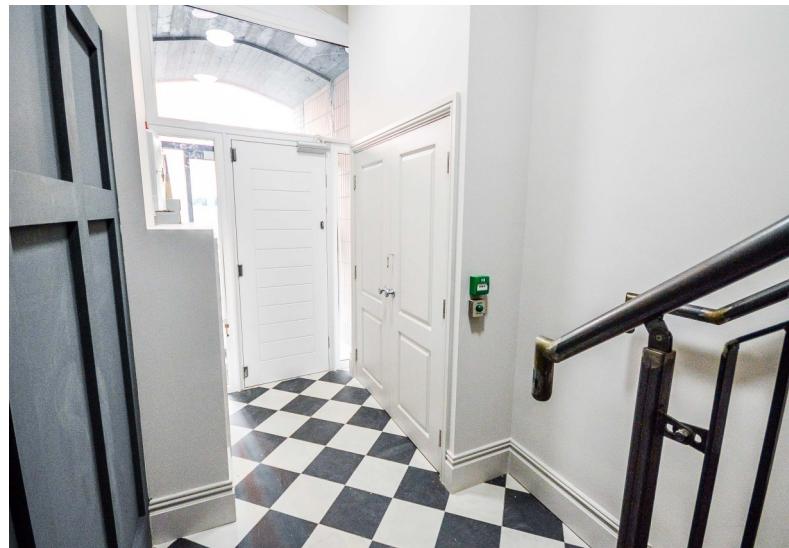


## Full Description

Stunning two-bedroom penthouse apartment in the heart of Altrincham, just 5 minutes' walk to shops and restaurants as well as the Metrolink and train station!

This penthouse apartment finished to a high specification, features two double bedrooms; family bathroom; en-suite shower room off the master bedroom; open-plan reception area with modern fitted kitchen.

The apartment comes with one parking space, includes Wifi, is fully furnished, and is available immediately.



## ENTRANCE HALL

Spacious entrance hall comprises of neutral décor; laminate flooring; recessed spot lighting; and doors to bathroom, reception room, and hallway leading to the two bedrooms.

## LOUNGE/KITCHEN

**29' 4" x 17' 0" (8.95m x 5.19m)**

The impressive open-plan reception area offers exposed beams and vaulted ceilings. This space benefits from part carpeted and part wood effect laminate flooring; recessed spot lighting; two electric radiators; double glazed windows to the front aspect, fitted with electric blinds; neutral décor; TV and telephone points; ample space for soft furniture and dining table.

This room features a modern kitchen fitted with base and eye level storage units with a high gloss finish. The kitchen area benefits from a breakfast bar; a recessed sink unit with chrome mixer tap over; integral oven; electric hobs with extractor over; washer; dishwasher; stylish pendant light fittings over the breakfast bar and two wall mounted light fittings in the lounge area, plus recessed spot lighting.

The open-plan lounge/kitchen is ideal for hosting family dinners or enjoying quiet evenings with your partner.



## MASTER BEDROOM

**13' 10" x 13' 4" (4.23m x 4.07m)**

Spacious double bedroom comprises of carpeted flooring; neutral décor; central light pendant; double-glazed windows to the rear aspect fitted with plantation shutters; exposed beams and vaulted ceiling; and electric radiator.

## EN SUITE

**6' 5" x 6' 6" (1.96m x 1.99m)**

Off the master bedroom, is modern shower room fitted with walk-in shower; low-level WC; and wall-mounted hand wash basin; chrome heated towel rail. This room benefits from floor-to-ceiling tiling; recessed spot lighting; and Velux skylight window.



## BEDROOM TWO

**17' 10" x 10' 6" (5.44m x 3.21m)**

Second double bedroom offering carpeted flooring; neutral décor; recessed spot lighting; double-glazed windows to the side and to the rear aspect fitted with plantation shutters.

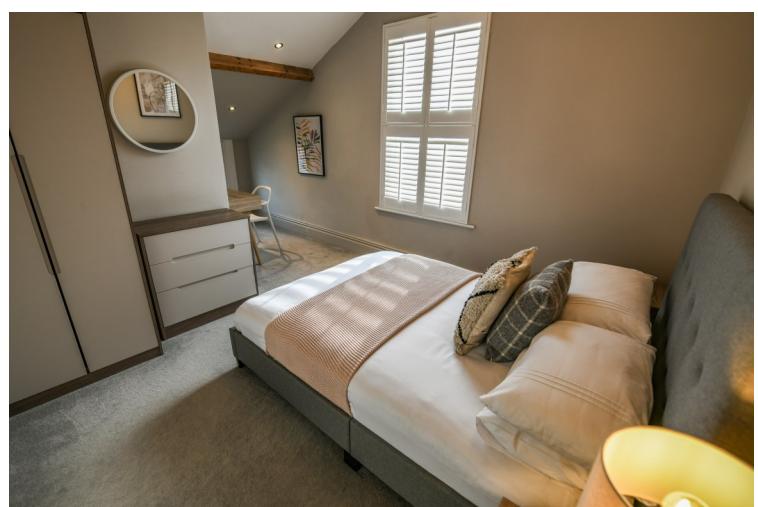


## BATHROOM

**6' 5" x 6' 3" (1.97m x 1.93m)**

Modern bathroom fitted with three-piece white suite comprises of paneled bath; low-level WC; and wall-mounted hand wash basin.

This room features floor to ceiling tiling; recessed spot lighting; and chrome heated towel rail.



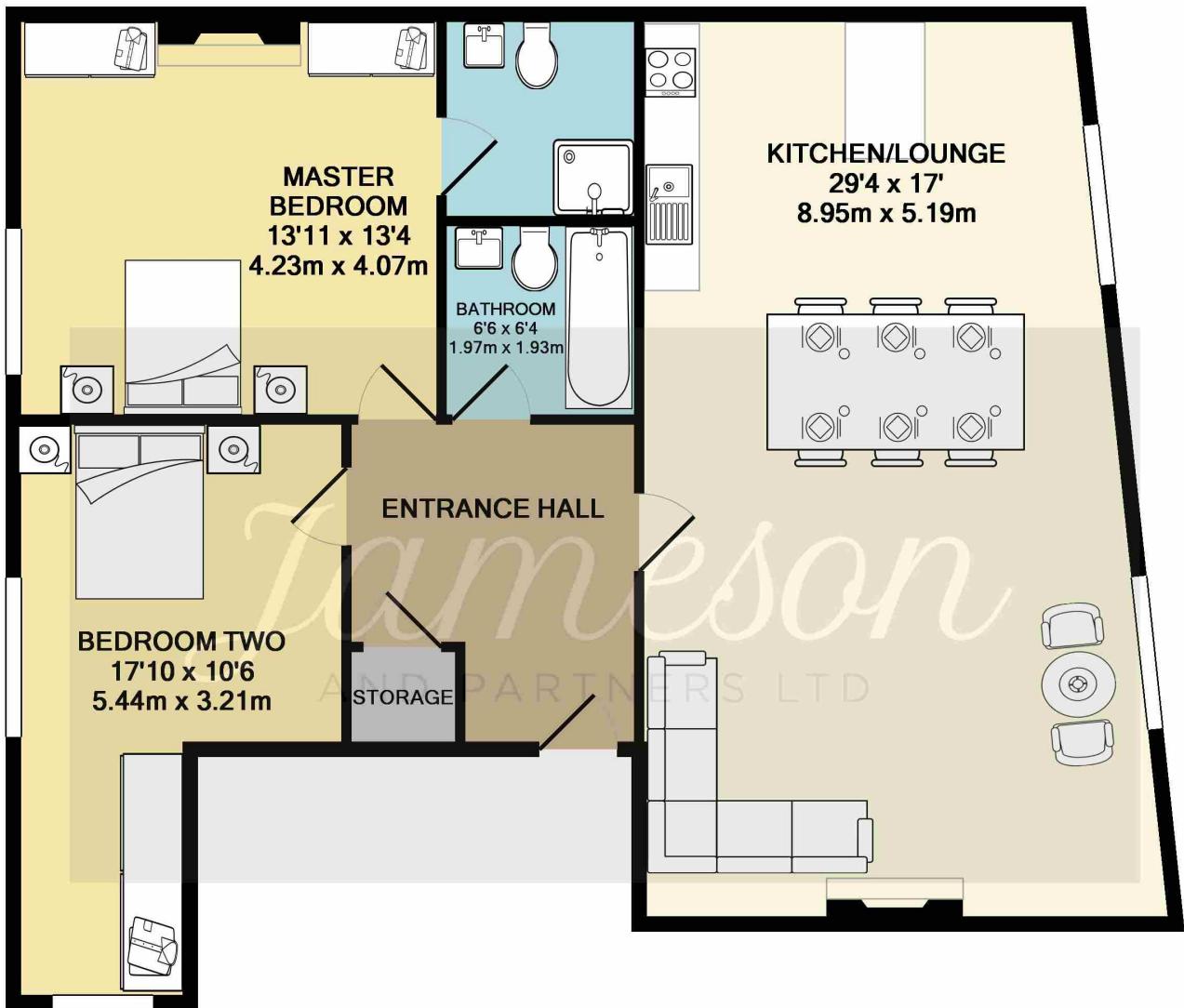
## EXTERNAL

To the front, the development is accessed via front glass door followed by uPVC door. The apartments are accessed by a wide staircase allowing access to the three floors above.

To the rear of the property, lies a small communal courtyard area where the tenants can make a use of the bike shed available for storage.

The communal areas are cleaned by a cleaner once a week, this will be included in your rent.





TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.7 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 band for this apartment?**

The council tax has been calculated by Trafford Council at band C and is currently £1,885.16 per annum.

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

The property is available immediately. 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 4 to 5 days if you are able to supply all the information needed and your references are returned respond swiftly.

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

As a 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 £55,500 pa of income; or two salaries of at least £27,750 pa.

## **4. How much is the deposit for this property?** The deposit for this property is 5 weeks rent which is £2,134.61.