



Sheldrake road, Altrincham, WA14

Guide Price of £135,000



## Property Features

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- Spacious Lounge
- Allocated Parking and Guest Parking
- Double Bedroom
- Modern Fitted Kitchen
- Good Commuter Links
- Private Garden
- Walking Distance to Altrincham Town Centre
- Buy-to-Let Opportunity (circa 5.8% yield)
- Ample storage space
- Private Front Door
- No Service Charge



## Full Description

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Accessed via a private front door, this fantastic one bedroom apartment is within walking distance of Altrincham town centre; the retail park and metro links. The property benefits from allocated parking space; private garden and two storage spaces.

The one bedroom apartment consists of one double bedroom; modern bathroom; fitted kitchen and spacious lounge. The property benefits from double-glazed windows; gas central heating and private front door and private garden.

This is a great opportunity for any first time buyer or buy-to-let investor!



ENTRANCE HALL

Neutrally decorated entrance hallway with carpet flooring; stairs leading to the apartment. The room benefits from intercom system, ceiling light point and single panelled radiator and large storage cupboard.

LOUNGE 5.07m x 3.12m (16'8" x 10'3")

A large lounge area with neutral decor and carpet flooring. The lounge benefits from a dual aspect, with two uPVC double glazed windows overlooking front and rear aspects of the property. Two single panelled radiators, a ceiling light point and a television point are also included.

KITCHEN 3.07m x 2.66m (10'1" x 8'9" )

Comprises a comprehensive range of matching wooden fronted base and eye level storage units with marble worktops over; splashback tiles; stainless steel sink unit with chrome mixer tap; electric hob and oven; space and plumbing for fridge-freezer and washing machine. Tiled flooring, a uPVC double glazed window and ceiling light point.

BEDROOM 3.21m x 2.77m (10'6" x 9'1")

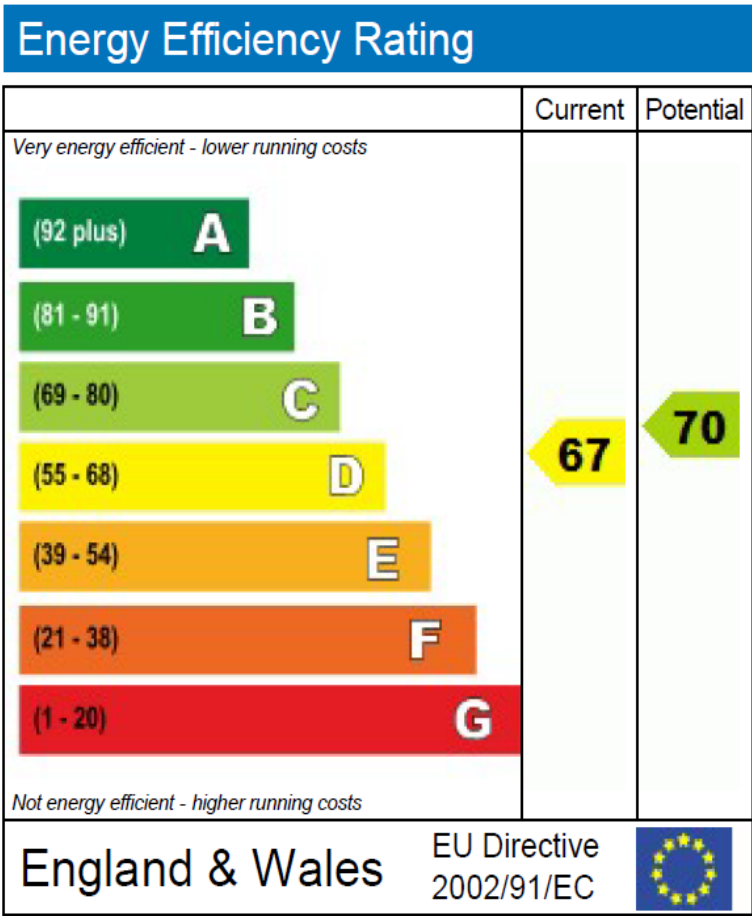
A spacious double bedroom benefitting from carpet flooring; single panelled radiator and uPVC double glazed window to front aspect allowing ample natural light. This room includes a television point.

BATHROOM 1.87m x 1.76m (6'2" x 5'9")

The main bathroom comprises a low-level WC; pedestal hand wash basin and bath with shower over. Splash-back tiles and tiled flooring.

EXTERNAL

The property is located in a secure development benefiting from private garden; allocated parking space and private front door.





# COMMON QUESTIONS

**1. When was the property built, and is it freehold or leasehold?** The development was built in 1985 and it is a leasehold tenure 999 years from 1985. The ground rent is £20.00 per annum and there is no service charge.

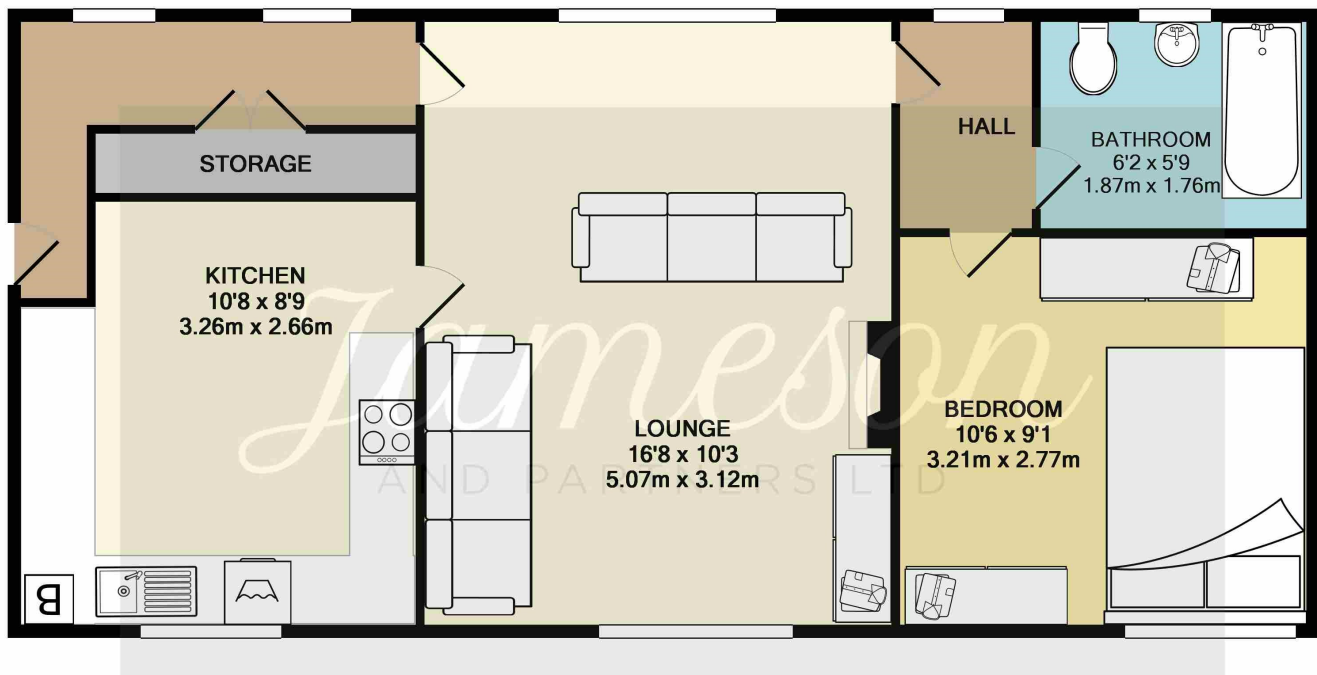
**2. How fast is the local broadband?** The property benefits from high speed broadband.

**3. Does the property have parking?** The property comes with an allocated space to the rear of the property.

**4. How much will I be paying for bills, roughly?** The Council Tax for this property is £989.92 per annum. The current tenants have advised they currently pay around £70 per month for their combined utilities.

**5. Which features of this property do the owners most enjoy?** The current owners have informed us that they have enjoyed the good transport links, the low maintenance costs and the quiet, friendly area the development is located in.

**6. Why is the owner selling this property and when can they move out?** The property is currently rented and the owners are looking to sell with the tenants in situ. The tenants are on a 6 month contract which started in September 2018.



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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