

**Budenberg, Altrincham, WA14**

**Offers Over £185,000**



# Property Features

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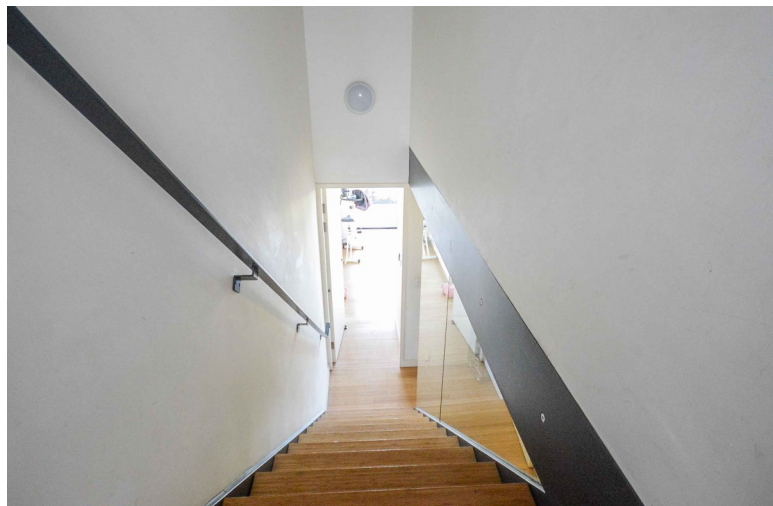
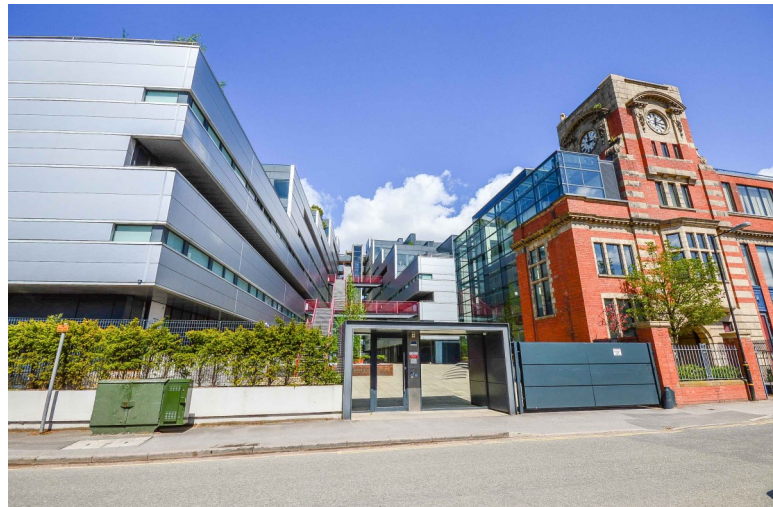
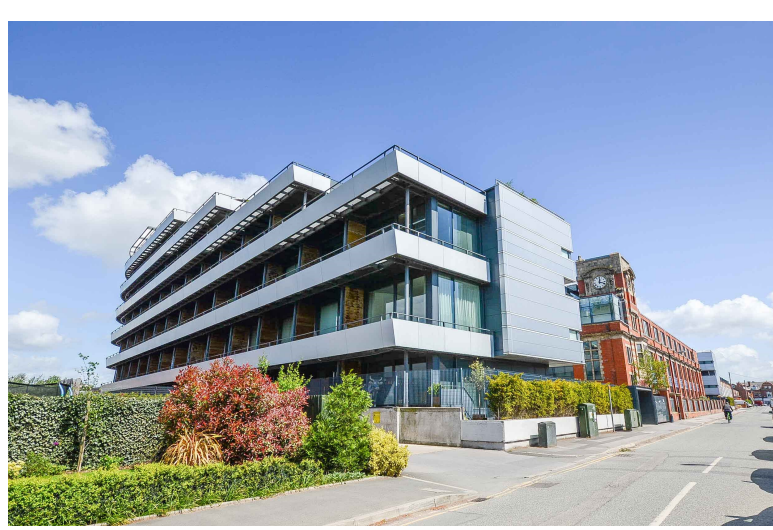
- Two Bedroom Apartment
- Secure Gated Development
- Allocated Parking
- Large Balcony
- Open Plan Lounge-Diner
- Modern Fitted Bathroom and Kitchen
- Close to Altrincham Town Center
- Five Minutes Walk to Navigation Road Metro
- Rental 5.83% Based on Rent of £850pcm
- Chain Free Sale
- Washer and Fridge Freezer are Included

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## Full Description

Great buy-to-let investment or perfect home for professional person or couple.

Stylish two bedroom apartment. This apartment is located just five minutes walk to Navigation Road Metro link station; ten minutes walk into Altrincham town centre; and just around the corner from a large retail park. It offers a large open-plan living-dining area, perfect for entertaining; a balcony with views over the bowling green; a modern bathroom with ample storage space. This property is within a secure gated development with parking facilities onsite.



## ENTRANCE HALL

The property is entered via an entrance hall with room for boot and coat storage; then down a wooden staircase into the property with a glassed side screen looking into the landing.

## LANDING

Landing area has wooden flooring; wall mounted lighting and allows access to the utility cupboard with a washer/dryer; bathroom; two bedrooms and to lounge/diner.

## LOUNGE/DINER 16' 4" x 14' 3" (4.99m x 4.36m)

Spacious and bright lounge-diner with floor to ceiling windows across the rear wall looking out over the balcony and toward to bowling green beyond, this room has high ceilings, giving it a vast industrial feel; a large sliding door allows access to a decked balcony area. The windows are also fitted with full length blinds; there is a double panelled radiator; wooden flooring; the room offers TV and telephone point; plus, open access to kitchen area.

## BALCONY

Large decked balcony area with ample room for a table and chairs; the balcony faces over a bowling green and can be accessed from a gate near the entrance to take bikes and other items to the balcony without having to travel through the apartment.

## KITCHEN 7' 3" x 6' 9" (2.21m x 2.06m)

The kitchen is open-plan to the lounge-diner; this cleverly designed compact kitchen offers integrated oven with induction hob and extractor over; integrated dishwasher; and space for fridge-freezer and several large storage cupboards.

## MASTER BEDROOM 12' 2" x 9' 4" (3.72m x 2.85m)

Master bedroom with large frosted glass double glazed windows to side aspect; carpeted flooring; a double panelled radiator; full width fitted wardrobes and overhead lighting.

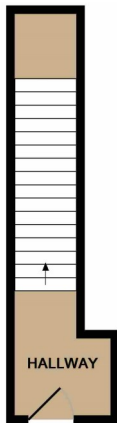


**BEDROOM TWO 8' 2" x 6' 8" (2.49m x 2.05m)**

Second bedroom benefits from a large frosted glass double glazed window to side aspect; carpeted flooring; double panelled radiator; overhead light fitting and access to a large walk in storage cupboard or wardrobe.

**BATHROOM 8' 7" x 5' 4" (2.64m x 1.64m)**

Chic modern bathroom with wall-mounted sink with large mirror over; low level WC; bath tub with shower over and part screen; chrome heated towel rail; tiled flooring and neutral décor.



1ST FLOOR  
APPROX. FLOOR  
AREA 105 SQ.FT.  
(9.8 SQ.M.)



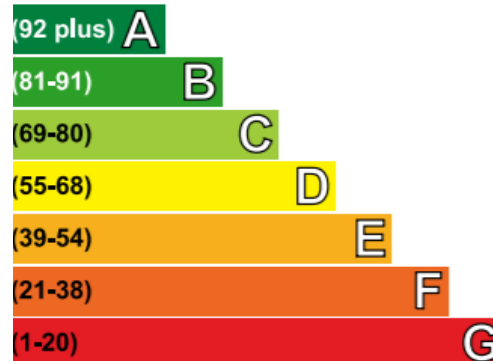
GROUND FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.3 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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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	82