



Lloyd Square, Altrincham, WA14

Asking Price Of £1200 pcm



Property Features

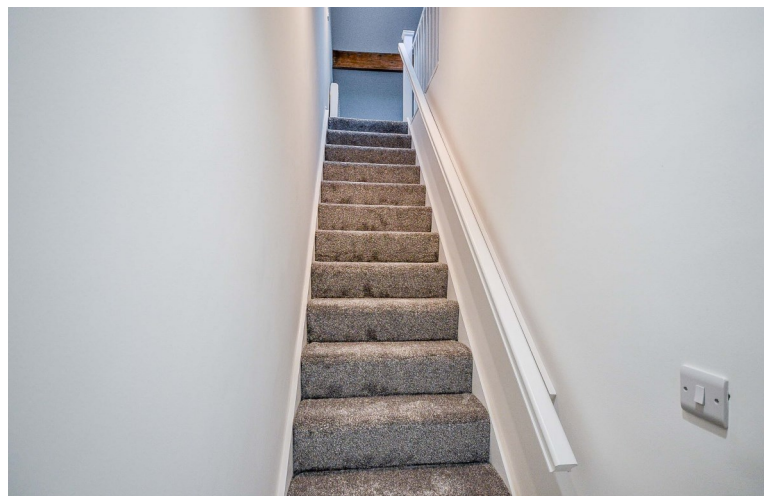
- Two Double Bedroom Apartment
- Ensuite to the Master Bedroom
- Within Catchment of Sought After Schools
- Town Centre Location
- Integrated Appliances
- Five Minute Walk of Metrolink & Train Station
- Close to Altrincham's Shops, Bars & Restaurants
- High Specification Interior Finish
- Storage Space
- Available 26th of January



Full Description

An immaculately presented duplex two double bedroom apartment. Offering a bathroom and en suite shower room; open-plan kitchen-diner; and plenty of storage space. This apartment is ideally located in the town centre of Altrincham. Perfect for a young couple or professional, situated only a short walk away from shops, bars, restaurants and transport links to Manchester City Centre, the Airport, and Chester.

This property is one of just two new apartments; which face onto Stamford New Road and back onto Lloyd Square (entered via Lloyd Square).



OPEN PLAN LOUNGE & KITCHEN/DINER

18' 5" x 13' 11" (5.61m x 4.24m)

A bright and spacious open plan reception room comprising of: laminate wood effect flooring; neutral décor; recessed spotlights; two wall-mounted electric radiators; double glazed sash windows to the front aspect; TV and telephone points.

The room also houses a shaker style fitted kitchen, with base and eye level matching wooden storage units; integral electric oven and hob with stainless steel extractor hood over; integral slimline dishwasher; full-size fridge-freezer; and ceramic sink unit with chrome mixer tap over.



BATHROOM 4' 11" x 6' 9" (1.52m x 2.08m)

Modern bathroom fitted with three-piece white suite comprises of: Panelled bath with half glazed screen and thermostatic shower over; low-level WC; and wall-mounted hand wash basin with storage cabinet under. This room comprises of floor to ceiling tiling; recessed spotlights; wall-mounted mirror; and heated towel rail.



MASTER BEDROOM 18' 5" x 13' 2" (5.61m x 4.01m)

The master bedroom comprises of carpeted flooring; neutral décor; recessed spotlighting; a wall-mounted electric radiator; two double-glazed windows to rear aspect; and ample space for double bed, wardrobes and chest of draws. This room also allows access to the en suite shower room and via a sliding door to a large walk in wardrobe with carpeted flooring, lighting and power point.



EN SUITE SHOWER ROOM 3' 10" x 6' 8" (1.18m x 2.04m)

The en suite off the master bedroom is fully tiled, recessed spotlighting and fitted with a walk in shower cubicle with glazed sliding door, a chrome thermostatic shower system, wall mounted hand wash basin with storage under and a low-level WC.

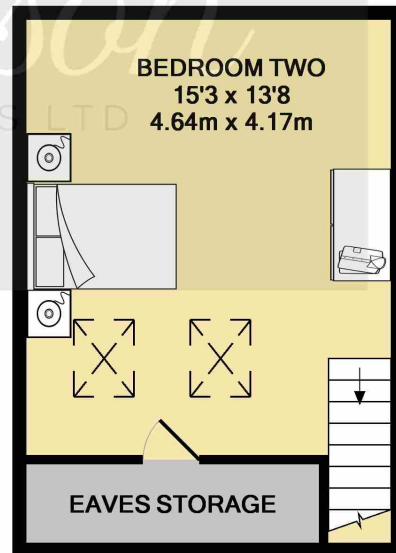


BEDROOM TWO 15' 3" x 13' 8" (4.65m x 4.17m)

The spacious second bedroom is located on the upper floor, access via a door leading from the entrance hall. This bedroom benefits from carpeted flooring; neutral décor; recessed spotlighting; a wall-mounted electric radiator; two skylight windows; exposed beams to the ceiling; access to eaves storage space; and ample space for double bed, wardrobes and chest of draws.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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

Made with Metropix ©2019

COMMON QUESTIONS

1. What is the council tax band for this apartment?

The council tax has been calculated by Trafford Council at Band B and is currently £1459.70 per annum.

2. Will the landlord consider tenants with pets?

Since this is an apartment without a garden the landlord would not allow tenants to keep animals in the property.

3. How soon can I move into this apartment?

The property is available from the 26th of January 2024, however, 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 3 to 4 days if you are able to supply all the information needed and your references are returned respond swiftly.

4. How long can I rent this property for?

The landlords are happy with longer-term occupants, but in the first instance would prefer to sign a 6 month tenancy agreement. At the end of this period, provided you both wish to continue, a renewal can be agreed.

5. Can I live here with my children?

Yes, the landlord is happy for a family to live in the apartment. But of course it is a two bedroom apartment, so the size of the family will need to be considered appropriate.

6. 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 a single working applicant would need to earn at least £36,000 pa; or two salaries of at least £18,000 pa, you will need to declare this income for it to be visible on the financial checks and would need a good credit score. If you wish to pay the rent in advance, this would equate to £14,400 for 12 months. The deposit for this property is equivalent to 5 weeks rent, which is £1384.61 if let at £1200pcm.