

**Budenberg, Altrincham, WA14**

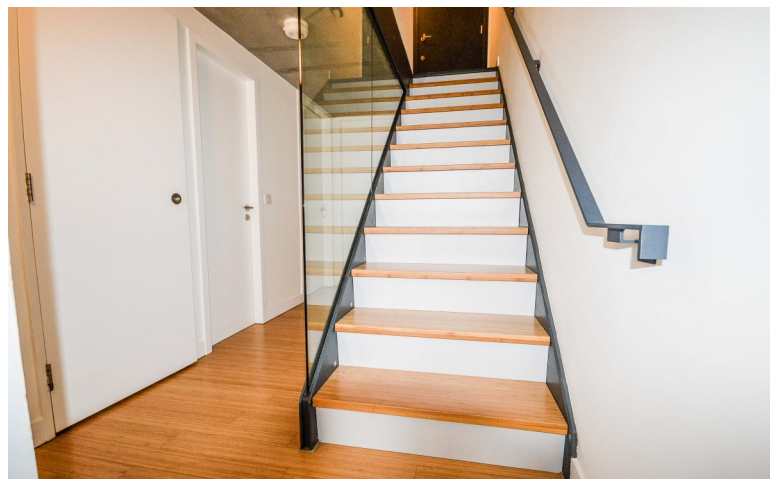
**Asking Price of £185,000**



# Property Features

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- Two Bedroom Apartment
- Secure Gated Development
- Balcony With Lovely Canal Views
- Open Plan Lounge-Diner
- Modern Fitted Bathroom and Kitchen
- Secure Underground Parking
- Ten Minutes Walk to Navigation Road Metro
- Yield of 6.3% Based on Current Rent of £975pcm
- Five Minutes Walk to Altrincham Retail Park
- Washer and Fridge Freezer are Included



## Full Description

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This stylish two bedroom apartment located in the sought after Budenberg development.

The apartment offers two bedrooms; modern fitted bathroom and kitchen; open plan lounge-diner; storage cupboard; secure underground parking space: and balcony with lovely views over the bowling green and canal.

The property is just a 10 minute walk to Navigation Road tram stop and a 5 minute walk to Altrincham Retail Park.

## ENTRANCE HALL

The entrance hall is reached from the communal area of the property, the door leads to a well lit entrance, offering space for boot and coat storage; alarm panel; wall-mounted light fittings; and wooden staircase leading to the apartment with a glass side screen looking into the landing area.

The landing area comprises of wooden flooring; wall-mounted lighting; utility cupboard; and doors to both bedrooms, bathroom, and lounge-diner.

## LOUNGE/DINER

**16' 2" x 12' 4" (4.93m x 3.76m)**

A bright and spacious 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 and impressive industrial feel. A large sliding door allows access to a decked balcony area, the windows are also fitted with full length vertical blinds; there is a double paneled radiator; large corner sofa; wooden flooring; the room offers TV and telephone points; plus open access to kitchen area.

## BALCONY

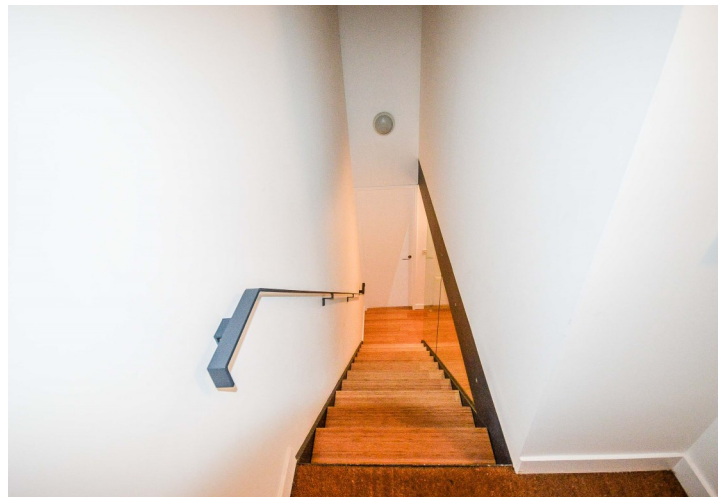
**16' 9" x 9' 3" (5.12m x 2.84m)**

Large decked balcony area with ample room for a table and chairs; the balcony faces over a bowling green and can be access from a gate near the entrance to take bikes and other items to the balcony without having to travel through the apartment, these items can be transported in the lift to the first floor.

## KITCHEN

**6' 2" x 6' 9" (1.89m 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; freestanding fridge-freezer; microwave and several large storage cupboards.



## MASTER BEDROOM

9' 4" x 11' 10" (2.86m x 3.61m)

The master bedroom offers a frosted glass double glazed window to side aspect; carpeted flooring; a double panel radiator; double bed; and ample space for dressing table.



## BEDROOM TWO

8' 2" x 6' 8" (2.49m x 2.05m)

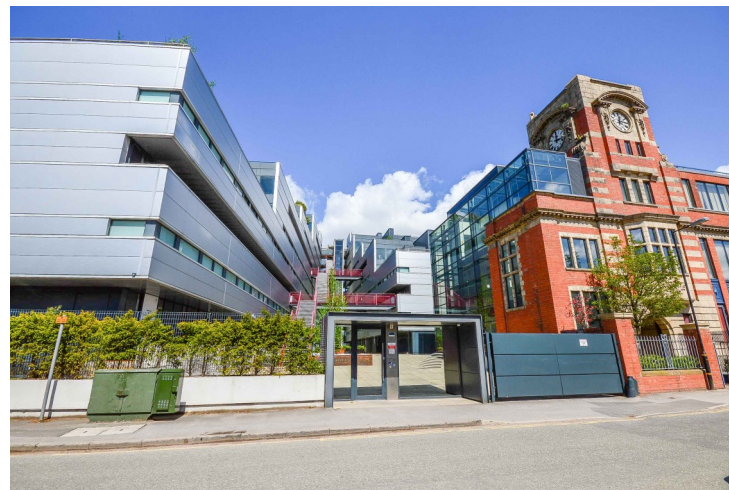
A good sized second bedroom, benefitting from a frosted glass double glazed window to side aspect; carpeted flooring; double panel radiator; overhead light fitting and access to a large walk in storage cupboard or wardrobe. This room will be ideal as a walking wardrobe or study/office.

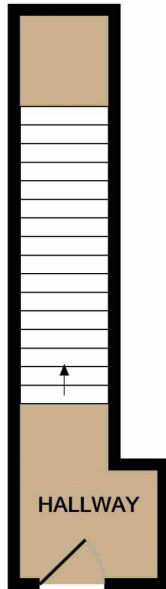


## BATHROOM

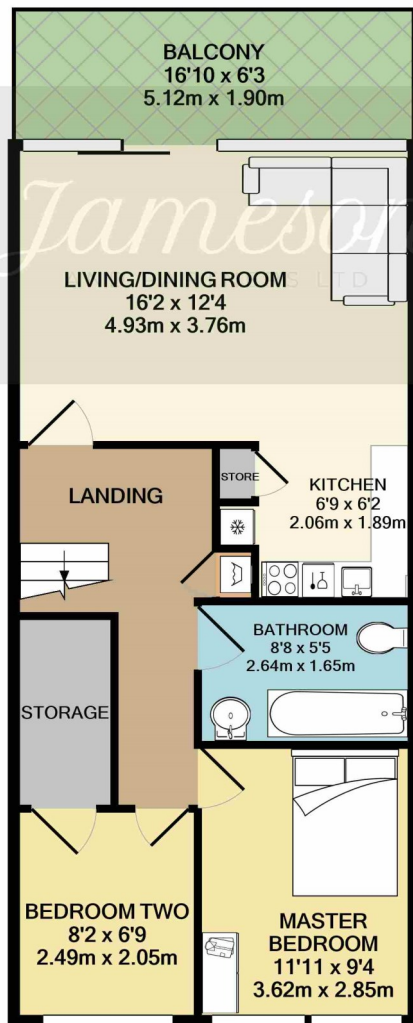
8' 7" x 5' 4" (2.64m x 1.65m)

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





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



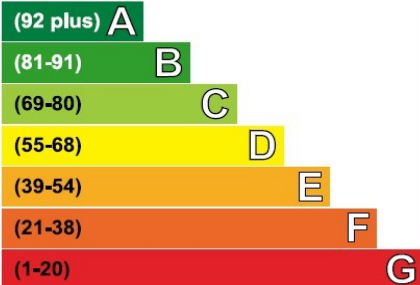
GROUND FLOOR  
APPROX. FLOOR  
AREA 578 SQ.FT.  
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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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### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 78      | 78        |

## COMMON QUESTIONS

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

The council tax has been calculated by Trafford Council at Band D and is currently £1970.88 per annum.

### 2. How many years are left on the lease for this property?

The current owner has advised that there are around 979 years left on the lease for this apartment.

### 3. How much is the service charge and ground rent for this property?

The service charge is presently £2381.36 per annum and the ground rent is £216.39 per annum.

### 4. How owns the freehold for this building?

The freehold for the property is owned by RMB 102 Limited.

### 5. Who manages this development?

The property is managed by Budenberg Haus Projekte Management Company Limited.

### 6. Does this property come with parking?

Yes, there is a secure underground car park, with lift access. The apartment benefits from an allocated parking space in this car park.