



West Lynn, Devisdale Road, Altrincham, WA14

Asking Price of £2650 PCM



Property Features

- **Stunning Two-Bedroom Second-Floor Apartment**
 - **Recently Modernised Throughout to a High Standard**
 - **Open-plan Kitchen/Lounge/Diner**
 - **Balcony Overlooking Communal Gardens**
 - **Two Bathrooms**
 - **Lift Access**
 - **Allocated Parking Space**
 - **Communal Gardens**
 - **Available Immediately**
 - **Garage with Power**
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Full Description

Available immediately, this stunning two-double-bedroom second-floor apartment is ideally positioned within a sought-after development, just a short walk from Altrincham town centre.

Recently modernised throughout to a very high standard, the apartment offers bright and contemporary accommodation including a spacious open-plan kitchen, lounge and dining area, with doors opening onto a private balcony overlooking the well-maintained communal gardens.

There are two generous double bedrooms, including a principal bedroom with an en-suite, along with a separate bathroom. The development benefits from lift access, allocated parking, use of a private garage and attractive communal gardens.

Ideally located for the shops, bars, restaurants and amenities of Altrincham town centre, with excellent transport links close by.



OPEN-PLAN KITCHEN/LOUNGE/DINER

26' 10" x 24' 7" (8.19m x 7.50m)

Modernised to an exceptionally high standard, the apartment's impressive open-plan living space offers a bright, contemporary setting, combining a stylish new kitchen with generous lounge and dining areas.

The living area features a hardwood-framed bay window to the rear aspect, with matching hardwood-framed French doors opening onto the balcony, both fitted with curtain poles and stylish curtains. A further hardwood-framed side window provides additional natural light.

The room features four period-style radiators, a contemporary electric fire, space and power for a wall-mounted television, six wall-mounted uplighters, and recessed spotlights. Bespoke, backlit built-in bookshelves flank the fireplace, while Karndean Herringbone luxury vinyl tile flooring runs throughout.

The newly fitted kitchen features contemporary cabinetry with a central island, finished with quartz worktops and incorporating an electric hob with integrated extractor. Further integrated appliances include a fridge freezer, oven and dishwasher. Additional features include a Clearwater boiling tap, a concealed bin cupboard, and a double cupboard that opens to reveal a dedicated coffee station. Above the island, a stylish feature light completes the contemporary finish.



MASTER BEDROOM

16' 4" x 11' 3" (5m x 3.45m)

The spacious master bedroom features contemporary fitted wardrobes with integrated LED lighting, flanking a dedicated dressing table with a central backlit mirror. Matching fitted chest of drawers provide additional storage, while the room is finished with a newly laid carpet and central pendant light fitting.



A hardwood-framed window with a curtain pole and stylish curtains provides plenty of natural light, complemented by a period-style radiator. The bedroom also benefits from direct access to the ensuite bathroom.



ENSUITE

9' 4" x 8' 2" (2.85m x 2.50m)

Accessed directly from the master bedroom, the contemporary ensuite bathroom is finished to a high standard with tiled flooring and matching part-tiled walls. The suite comprises a low-level WC and a wall-mounted vanity unit with integrated double wash hand basins, complemented by two stylish mirrors and wall-mounted light fittings.



Further features include a wall-mounted heated towel rail, an extractor fan and a luxurious walk-in shower. Stylish LED lighting completes the contemporary finish.

BEDROOM TWO

10' 5" x 9' 0" (3.18m x 2.76m)

The second double bedroom is a well-proportioned room, featuring newly laid carpet, a central pendant light fitting, hardwood-framed window and period-style radiator.



BATHROOM

6' 6" x 6' 5" (2.00m x 1.96m)

Accessed from the entrance hall, the contemporary main bathroom is finished to a high standard, with tiled flooring and partially tiled walls. The suite comprises a low-level WC, a panelled bath with a tiled surround, and a wall-mounted vanity unit with an integrated wash hand basin, complemented by a stylish mirror and wall-mounted light fittings.

Further features include a wall-mounted heated towel rail, shaving socket, extractor fan and recessed spotlighting.

EXTERNAL

The property is accessed from Devisdale Road via a tree-lined driveway leading to the West Lynn development, which is set within spacious grounds. The development offers allocated residents' parking, individual garages and extensive wraparound communal gardens, providing plenty of attractive green space complemented by mature trees, established hedging, flowers and shrubs. The apartment also benefits from a paved balcony, accessed directly from the open-plan living space and enjoying views over the communal gardens.



Floor Plan and EPC

SECOND FLOOR APARTMENT
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Common Questions

1. When is this property available to move into? The property will be available immediately.

2. Which items are included with this property? The property is unfurnished but comes with white goods, including an integrated fridge-freezer, integrated dishwasher, integrated oven, electric hob, a tumble dryer and a washing machine, which are located in a separate utility cupboard.

3. How much do I need to earn to rent this property? At a rental price of £2,650 pcm, a single working professional would need to earn at least £79,500 per annum. Two working professionals could each earn £39,750 per annum.

4. How much is the deposit for this property? The deposit is equivalent to 5 weeks' rent. Which, at £2650 pcm, is £3057.69.