



## Cotton Tree Court Reynold Street, Hyde, SK14 1LU

**£78,000**

A Wilson Estates are delighted to bring to the market this purpose build apartment block built in 2007, perfect for those looking to buy for the first time or as an investment opportunity.

The apartment comprises of a communal entrance, entrance hallway, open plan lounge and dining kitchen, modern family bathroom.

The apartment is centrally located offering ease of access to plentiful amenities from large brand name stores, local independent retailers in addition to services such as a post office, chemist, library etc.

Those looking for an active lifestyle can make use of local clubs including Hyde United Football Club, Ricky Hatton's Gymnasium, Tameside Active Swimming Baths.

The area is also well served by transport links from direct rail routes into Manchester City Centre and beyond in addition to well-serviced bus routes from the nearby bus terminal. There is also ease of access to motorway links such as M67, M60 routes.

The property is being sold with no vendor chain and is available to view by telephone at A Wilson Estates.

# Cotton Tree Court Reynold Street

, Hyde, SK14 1LU

**£78,000**



## **Communal Entrance**

Post boxes, lift to all floors.

## **Entrance Hallway**

Doors to all rooms, large cupboard.

## **Open Plan Lounge & Dining Kitchen**

23'1 x 14 max (7.04m x 4.27m max)

Fitted with a comprehensive range of wall and floor mounted units with coordinating work surfaces over. Integrated electric oven, hob and extractor fan above. Fridge and freezer and washing machine.

Windows to the front elevation with plantation blinds.

## **Bedroom**

14'1 x 10'7 (4.29m x 3.23m)

Window to the front elevation.

## **Bathroom**

7'8 x 6'2 (2.34m x 1.88m)

Suite comprising of a panel bath with shower attachment over, low level W.C and hand wash basin built into a vanity unit. Heated towel rail, part tiled walls.

## **Additional Information**

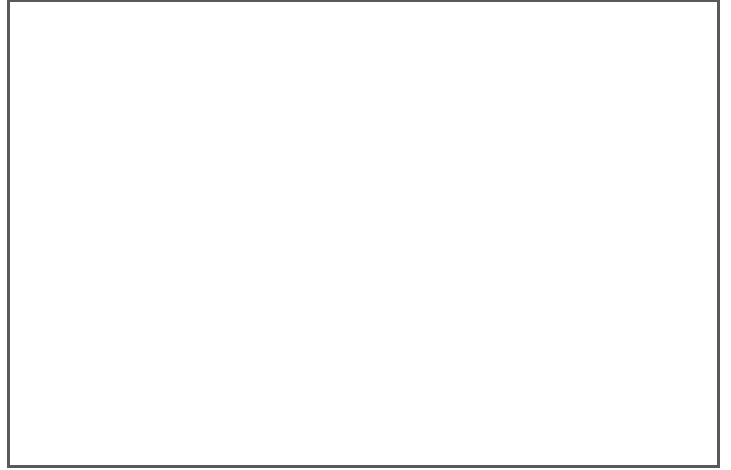
Tenure: Leasehold

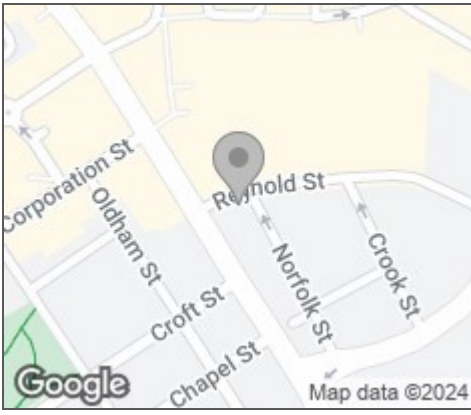
Lease Remaining: 110

Current ground rent: £200 Per Year - service charge £1,732.74 per year (£144.40 per month)

EPC Rating: C

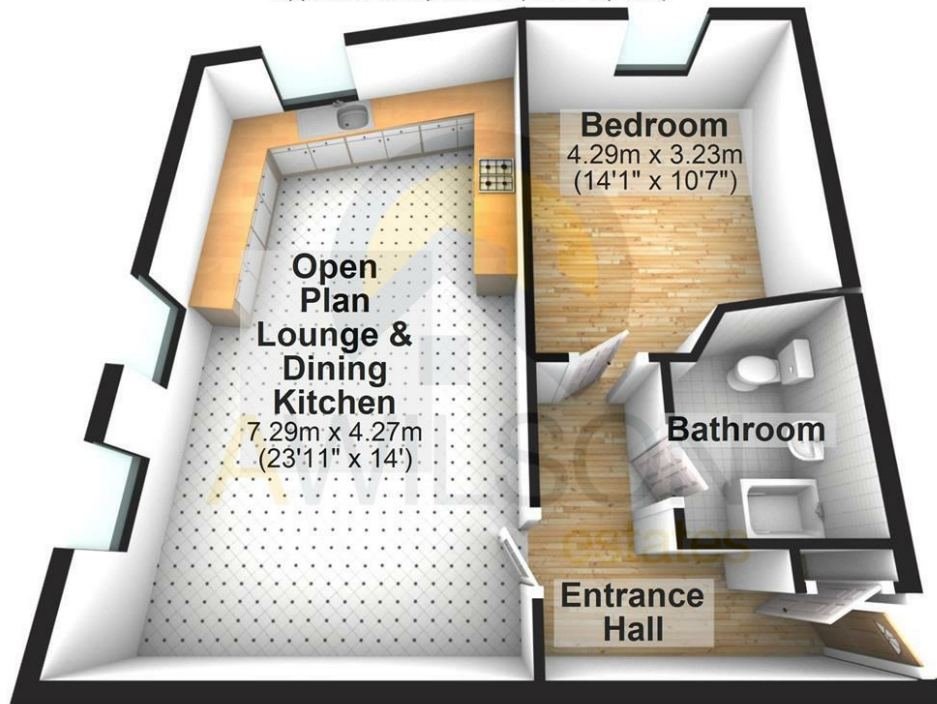
Council Tax Band: A





## Ground Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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