



RESIDE
MANCHESTER



209b Charlotte Court Old Hall Lane
Manchester, M14 6HJ

Asking Price £180,000



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A spacious two-bedroom, first-floor apartment that has been newly redecorated throughout.

The property has its own entrance and features two double bedrooms, a living room, a separate fully fitted kitchen, and a bathroom.

Situated on Old Hall Lane, the property benefits from being within walking distance of The Manchester Grammar School, as well as the high streets of Fallowfield and Didsbury. It also offers excellent transport links to the city centre and beyond.

Tenanted Until 31st October 2025.

The Tour

Upon entering through the front door, you are welcomed into a hallway with stairs leading to the rest of the accommodation.

Living/Kitchen Area – A spacious, carpeted living area featuring a large double-glazed window. The adjoining kitchen boasts tiled flooring, a tiled splashback, an integrated oven, a gas hob, a washer-dryer, and a freestanding fridge freezer.

Bedrooms – Carpeted throughout, with TV points and double-glazed windows. Bedroom 2 includes built-in storage for added convenience.

Family Bathroom – Features a panelled bath with a wall-mounted mixer shower, a low-level WC, and a wash hand basin. The walls are partially tiled, and the floor is finished with vinyl flooring.





The Area

This location offers a variety of amenities and services.

Transportation -

Levenshulme and Mauldeth Road stations are approximately 0.9 miles away, providing access to regional train services.

Education -

Primary Schools: St James' CofE Primary School is about 260 yards away, and Birchfields Primary School is approximately 660 yards from the area.

Secondary Schools: Manchester High School for Girls is located around 670 yards away.

Leisure and Culture -

This area features attractions such as the Manchester University Botanical Garden and the Whitworth Art Gallery, providing cultural and recreational opportunities.

This area is well-served by educational institutions, healthcare facilities, and cultural attractions, contributing to a vibrant community environment.

Lease Information

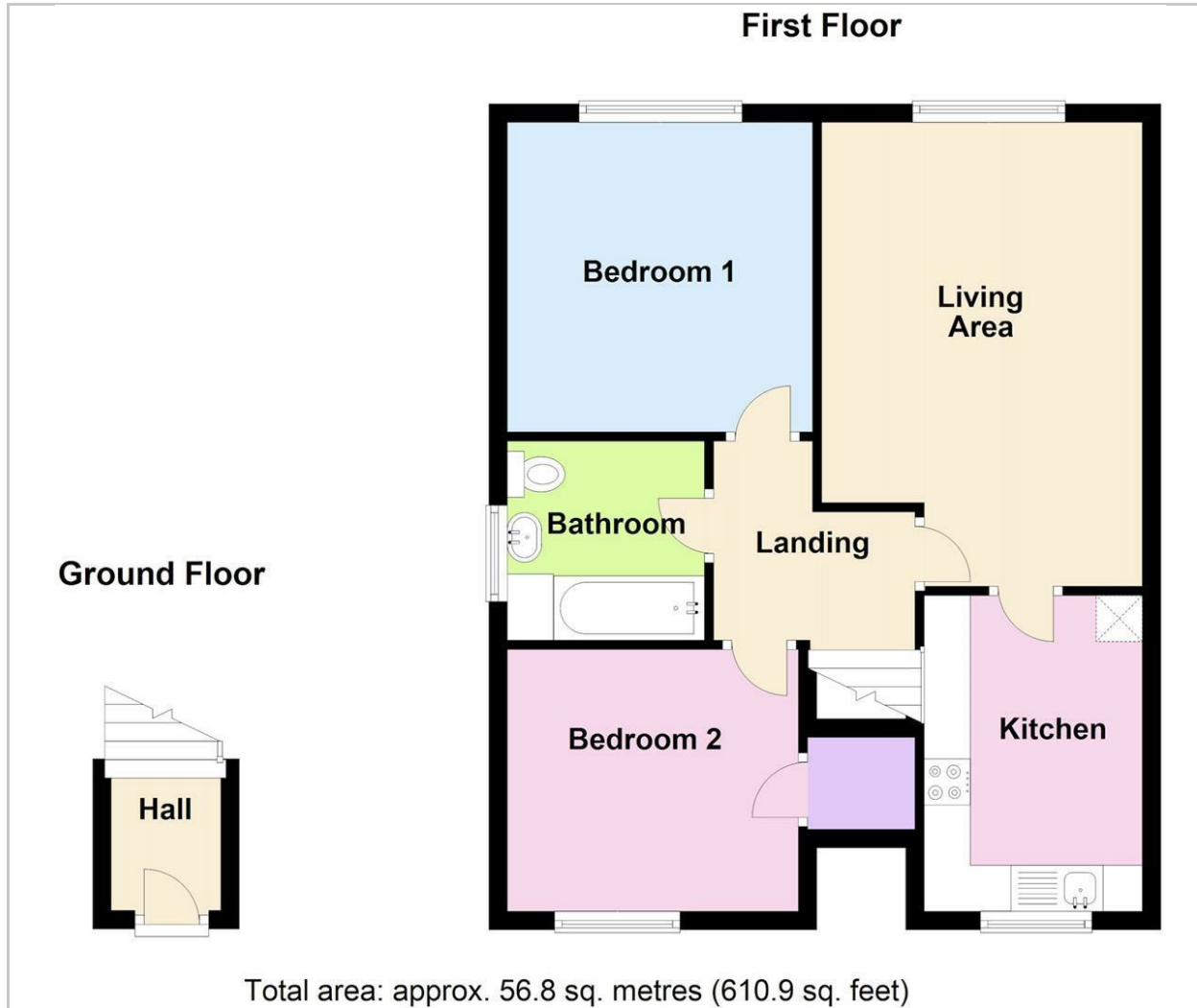
Leasehold - 999 years from 1993.

Ground rent - peppercorn.

Service charge - £778 per annum.

- Two Double Bedrooms
- One Bathroom
- On Site Parking
- Newly Redecorated Throughout
- No Chain
- EPC Rating C
- Tenanted Until 31st October 2025
- Great Location

Floor Plan



Viewing

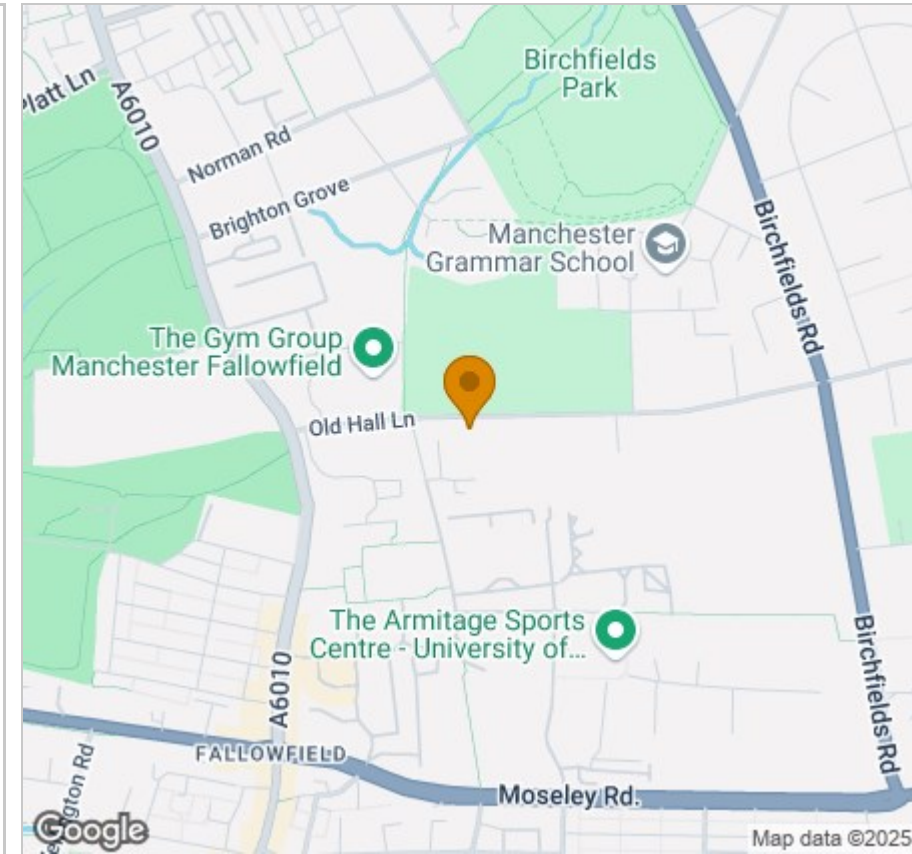
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

