



- One Bedroom Apartment
- Second Floor
- Over 55's
- Lounge/Dining Area
- Kitchen
- Bathroom
- Lift
- Sold As A 70% Share

17 Asbury Court Mitchell Street
Manchester, M30 8AU

£74,900

A well presented, one bedroom top floor retirement apartment for the over 55's, located close to Monton Village. Being sold as a 70% share, the accommodation comprises of an communal entrance hall, private entrance, lounge/dining area, double bedroom and a bathroom. Externally there is communal gardens and parking. This apartment, has the benefit of laundry facilities and separate guest accommodation. Service charge £162.02 PCM with no rent to pay on the additional share.

Ground Floor

Commual Entrance

Security entry system, stairs and lift to all floors.

Entrance hall 14' 5" x 3' 0" (4.39m x 0.91m)

Access to loft area which is boarded and has light. Walk in storage cupboard.

Lounge/Dining Area 14' 5" x 10' 3" (4.39m x 3.12m)

Wall mounted electric heater, feature fire place window to side.

Kitchen 8' 5" x 6' 7" (2.56m x 2.01m)

Fitted with a range of base units incorporating an sink and drainer, oven, space for micro wave and fridge freezer, window to rear.

Bedroom One 13' 8" x 8' 7" (4.16m x 2.61m)

Wall mounted storage heater, fitted wardrobes, window to rear.

Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

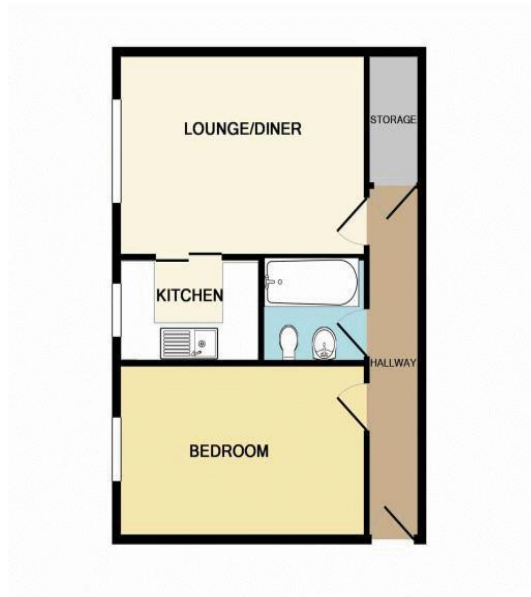
Suite comprising of a low level WC, wash basin, walk in shower, part tiled walls, extractor fan.

External

Externally there are communal gardens and resident parking.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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