



Flat 16 York Court Burnage Lane Burnage Manchester M19 2HZ

£149,999

NO CHAIN! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom First floor flat which is being sold with no vendor chain. In brief the accommodation comprises welcoming hallway, lounge, fitted kitchen, the two well proportioned bedrooms, three piece ensuite & three piece bathroom. The property is uPVC double glazed & is warmed by electric heater. Externally there are pleasant communal gardens & residents parking. Ideally placed for the ever growing amenities of the area & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Three piece bathroom
- Electric heaters
- Popular development
- Two bedroom first floor apartment
- Ensuite shower room
- Communal gardens
- Open plan lounge & kitchen
- uPVC double glazed
- Communal parking

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Hallway

Door from communal hallway. Large built in storage cupboard and electric heater.

Open plan lounge & kitchen 23'5" x 9'8" (7.15m x 2.95m)

uPVC double glazed French doors with Juliet balcony. Two uPVC double glazed windows A range of fitted wall and base units with a rolled edged worktop over. Fitted breakfast bar. Integrated hob, oven and extractor fan. Incorporating a single unit sink with mixer tap. Splash tiling and electric heater.

Bedroom one 13'4" x 13'6" (4.08m x 4.13m)

uPVC double glazed window and electric heater.

Ensuite shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Splash tiling and extractor fan.

Bedroom two 13'4" x 7'1" (4.08m x 2.18m)

uPVC double glazed window and electric heater.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath. Tiling to compliment and uPVC double glazed window.

Externally

Externally there are pleasant, well maintained gardens along with ample off road parking

Management information

The annual management/service charge is £303.52 payable every 3 months. This covers the maintenance of the communal areas and buildings insurance.

Ground rent

The ground rent is £135 per annum.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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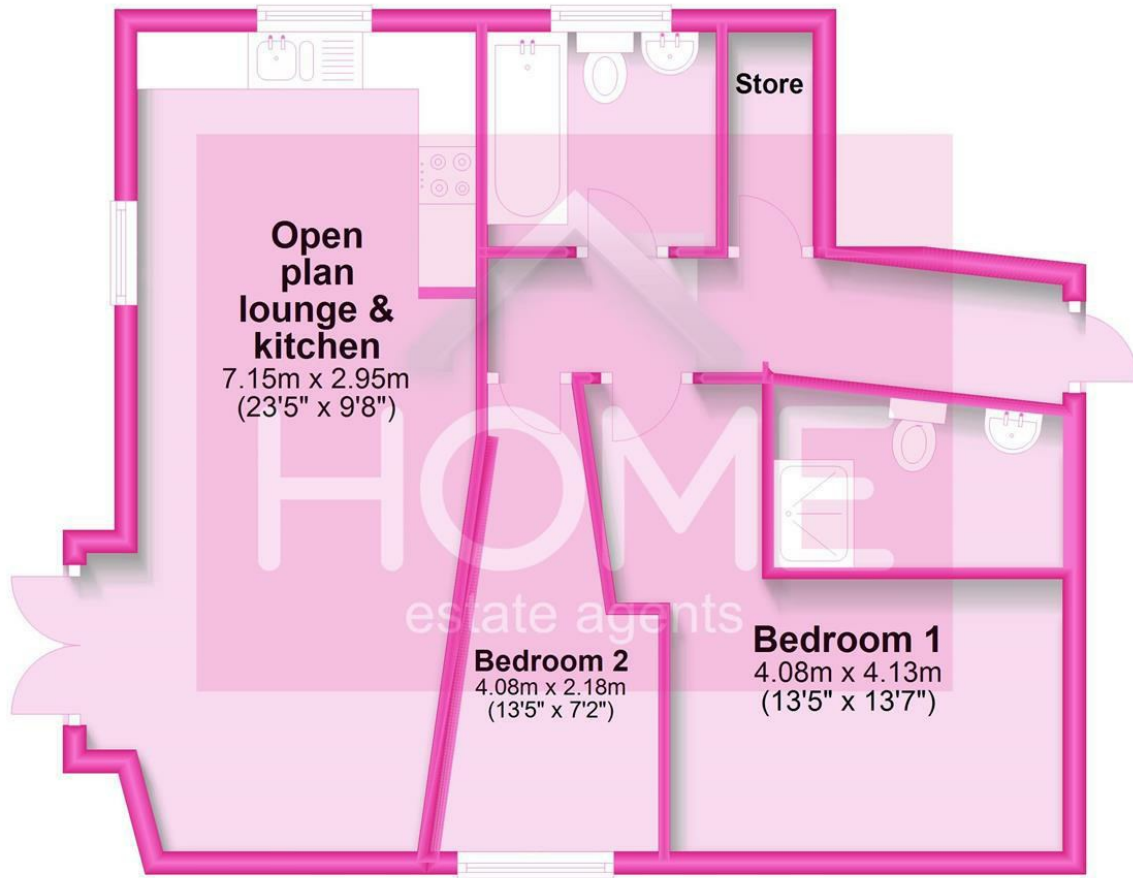
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Ground Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 53.9 sq. metres (579.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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