



**GASCOIGNE  
HALMAN**

LANE COURT, CONYNGHAM ROAD, VICTORIA PARK

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THE AREAS LEADING ESTATE AGENT



## LANE COURT, CONYNGHAM ROAD, VICTORIA PARK

**£375,000.00**

A well appointed and proportioned two double bedroom duplex apartment having recently undertaken refurbishment and modernisation to boast stunning accommodation over two floors. Measuring an impressive 1100 SQFT and situated within a superb period conversion and located only moments from Manchester City Centre, local amenities and excellent transport links. Modern refitted kitchen, open plan bay fronted living/dining room. Two spacious double bedrooms and a contemporary three piece bathroom suite and a further large reception room. Secure gated parking, generous South facing communal gardens and access to a private sun terrace. Offered to the market with No Vendor Chain.

Victoria Park is very conveniently located for commuting into the city centre. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The nearby centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Victoria Park is very well situated for ease of access to both University and Hospital complexes at Christes and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



Internally the property comprises of; entrance hallway which leads to the stunning bay fronted living/dining room with delightful views over the well kept South facing communal gardens, a refitted modern kitchen with integrated appliances completes the ground floor.

To the lower ground floor there are two spacious double bedrooms, the principle bedrooms provides access to a private South facing sun terrace and also a separate spacious sitting room. A contemporary three piece bathroom suite serves both bedrooms.

The property benefited from secure gated parking and generous South facing communal gardens and is offered to the market with No Vendor Chain.

#### **DIRECTIONS**

M14 5TX

#### **ENTRANCE HALLWAY**

5'1 (1.55m) x 5'1 (1.55m)

#### **LIVING/DINING ROOM**

21'4 (6.5m) into bay x 16'10 (5.13m)

#### **KITCHEN**

8'1 (2.46m) x 11'8 (3.56m)

#### **BEDROOM 1**

15'5 (4.7m) into bay x 14' (4.27m)

#### **BEDROOM 2**

15'7 (4.75m) x 9'5 (2.87m)

#### **BATHROOM**

5'2 (1.57m) x 9'5 (2.87m)

#### **SITTING ROOM**

9'7 (2.92m) x 29'8 (9.04m)

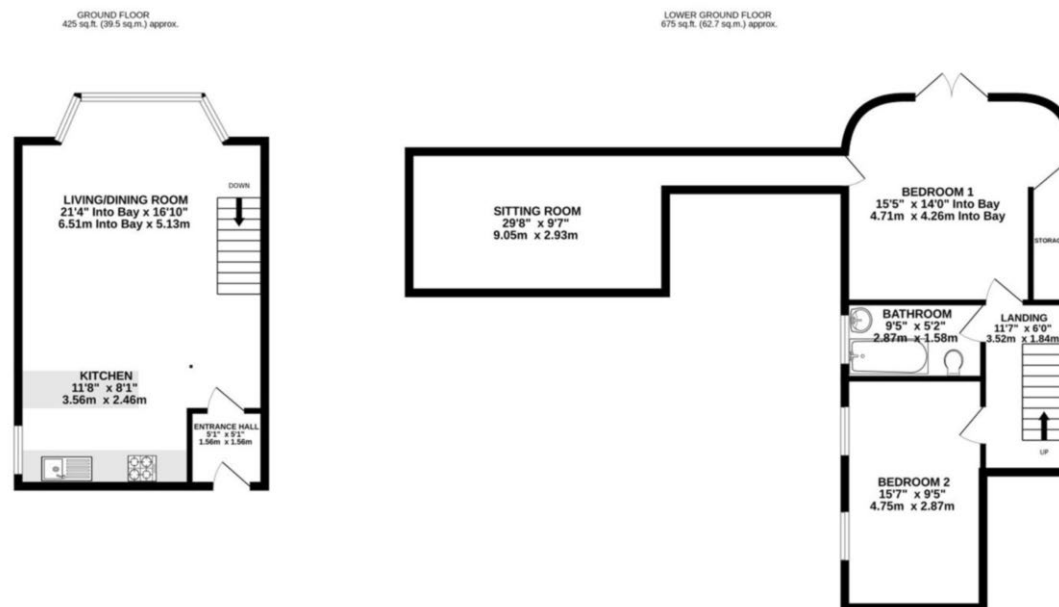
#### **TENURE**

Leasehold.

820 year lease with 800 years remaining.

Ground Rent £50 per annum.

Service Charge £165.00 every 6 months.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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