



**GASCOIGNE
HALMAN**

LANE COURT, CONYNGHAM ROAD, VICTORIA PARK

THE AREAS LEADING ESTATE AGENT



LANE COURT, CONYNGHAM ROAD, VICTORIA PARK

£285,000.00

A generous and well appointed two double bedrooms first floor apartment, situated in a popular and conveniently located period conversion with ample original features throughout. Situated close to Manchester City Centre and excellent transport links, with resident gated parking and well kept South facing communal gardens. Two spacious double bedrooms, bay fronted open plan living/dining room with a separate modern fitted kitchen, contemporary bathroom suite. This property is 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; welcoming entrance hallway with useful storage, two spacious double bedrooms benefiting from floor to ceiling windows allowing an abundance of natural light, a three piece contemporary bathroom suite serves both bedrooms. A large bay fronted living/dining room with a feature fireplace and overlooking the South facing communal gardens. A separate modern fitted kitchen completes the internal accommodation.

Externally the property benefits from being located in a popular setting only moments from Manchester city centre, local hospitals and Manchester University. The property also offers secure gated parking and generous South facing communal gardens and is offered to the market with No Vendor Chain.

DIRECTIONS

M14 5TX

FIRST FLOOR

ENTRANCE HALLWAY

19'9 (6.02m) x 11'3 (3.43m)

LIVING ROOM

15'7 (4.75m) x 15'11 (4.85m) into bay

KITCHEN

6'9 (2.06m) x 9'2 (2.79m)

BEDROOM 1

16'4 (4.98m) x 10'7 (3.23m)

BEDROOM 2

15'9 (4.8m) x 8'6 (2.59m)

BATHROOM

5'7 (1.7m) x 9'2 (2.79m)

TENURE

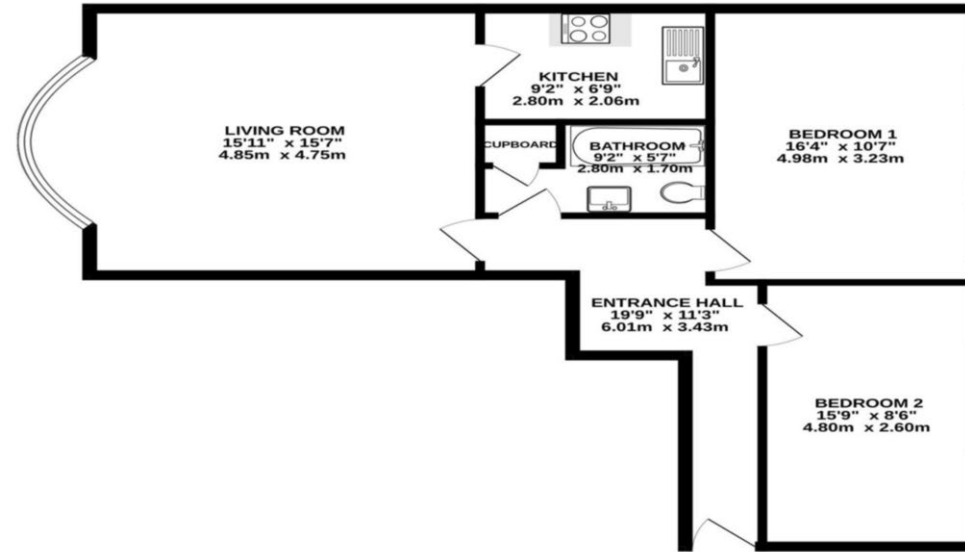
Leasehold.

835 years with 800 remaining.

Ground Rent £50.00 per annum.

Service Charge £165.00 every 6 months.

FIRST FLOOR
788 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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