



EMMA
HATTON
LTD

Alness Road , Whalley Range

Guide Price £240,000

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- Stunning 2 Double Bed Apt
- Open plan lounge/diner/kitchen
- French door to Private Patio Garden
- 2 Double Bedrooms
- Contemporary Bathroom
- Double glazed windows
- Warmed by gas central heating
- Wooden flooring

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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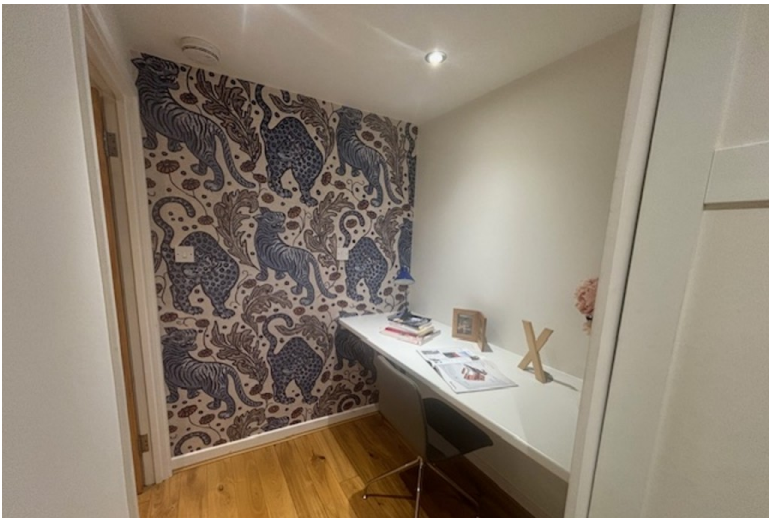
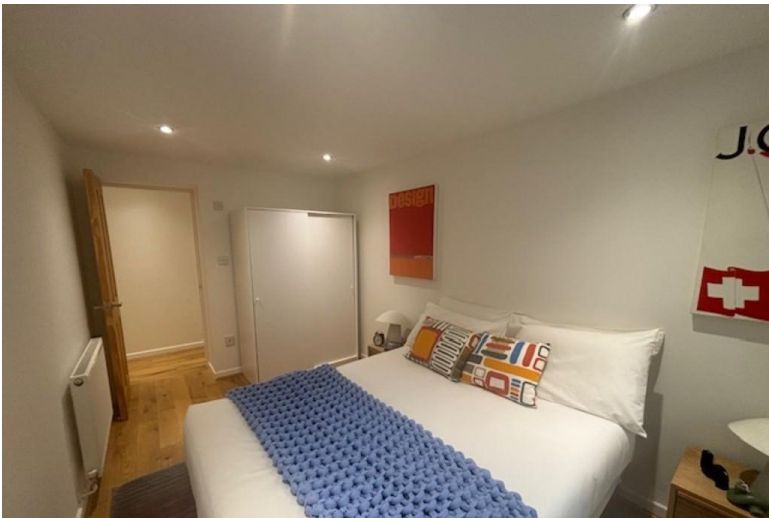
Property Description

A truly stunning and stylish 2 DOUBLE bedroomed lower ground floor apartment within this substantial detached period conversion, positioned on a highly regarded tree lined road this impressive and spacious apartment briefly comprises entrance hallway with fitted desk/office area, cloaks area, sliding doors to useful storage areas, fabulous spacious open plan lounge/diner/fitted kitchen with Patio door and windows providing access and delightful views to patio garden, 2 DOUBLE bedrooms, contemporary bathroom with shower, double glazed windows, combination gas central heating, wooden flooring, delightful communal gardens and parking, ideal for first time buyer/couple or downsizer, Close to City Centre with excellent transport links and local amenities nearby and a stone's throw from the popular award winning Alexandra Park for Green Flag status , offered with no chain.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

ENTRANCE HALLWAY



OPEN PLAN LOUNGE/DINER/FITTED KITCHEN: 21ft 5in (into bay) x 14ft 1in.

BEDROOM 1: 16ft 1in (narrowing to 11ft 3in) x 12ft 3in.

BEDROOM 2: 13ft 4in x 7ft 10in.

CONTEMPORARY 3 PIECE BATHROOM SUITE

OUTSIDE: Well tended communal gardens and communal off road parking.

SERVICE CHARGE: Approx £75.00 per month which includes building insurance and upkeep of communal areas.

TENURE: LEASEHOLD – LEASE TERM 250 YEARS GRANTED IN 2014.

GROUND RENT £301.00 PER ANNUM.

OUTSIDE: IN ADDITION TO ITS OWN PRIVATE PATIO GARDEN THERE ARE ALSO COMMUNAL GARDENS AND PARKING.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.