



EMMA
HATTON
LTD

Withington Road , Whalley Range

Guide Price £129,950

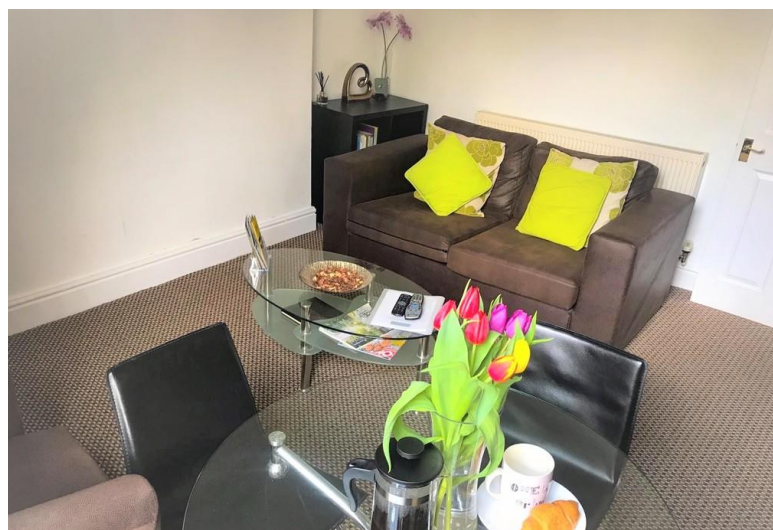
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- First Floor Apartment
- Grade 2 Listed Building
- Open plan Lounge/fitted kitchen
- 2 Double Bedrooms
- Larger than average Bathroom
- Combi gas central heating
- Secondary Glazing
- Communal off Road Parking

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

We are pleased to offer for sale this 2 Double bedroomed first floor apartment within this attractive Grade 2 Period conversion, the accommodation briefly comprises communal entrance hallway, open plan lounge/kitchen/diner, 2 Double bedrooms, bathroom with shower, warmed by gas central heating and secondary glazing, communal off road parking, communal gardens, excellent transport links, close to City Centre and Chorlton Village, ideal for first time buyer/downsizer/investor. No chain.

THE ACCOMMODATION COMPRISES BRIEFLY:

COMMUNAL ENTRANCE TO FIRST FLOOR

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN:
15ft 11in x 13ft 4in

BEDROOM 1: 15ft 5in x 8ft

BEDROOM 2: 12ft 2in x 10ft 6in



MODERN 3 PIECE BATHROOM SUITE

SERVICE CHARGE: Approx £200.00 per month which includes building insurance and upkeep of communal hallway/grounds. We understand from the vendor that roof work improvements have been carried out and the service charge will then reduce to approx. £150.00 per month next year.

LEASE TERM: Approx 980 years remaining.

OUTSIDE: There is communal parking and garden.

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.