



**GASCOIGNE
HALMAN**

Crown House, Freshpool Way, Sharston
Asking Price £159,950.00

THE AREA'S LEADING ESTATE AGENCY



An attractive TWO BEDROOM apartment, located in a highly sought-after EXCLUSIVE GATED DEVELOPMENT with OFF-ROAD PARKING, boasting modern generous accommodation throughout whilst offering a superb opportunity for the FIRST TIME BUYER or INVESTOR alike.

Property details

- Leasehold with 135 years remaining,
- Annual Ground rent - £180, Annual Service charge - £1769.46
- First Floor Apartment
- Sociable, Open plan Lounge/Diner & Kitchen
- Popular & Convenient Location
- Secure, gated residents parking space
- Ideal first time buy/ investment opportunity.



About this property

Positioned within the ever popular Crown House and forming part of a modern gated development, this superb apartment offers a charming finish throughout, whilst presenting an ideal opportunity for the first time buyer or investor, whilst being ideally positioned close to Gatley, local amenities and outstanding transport links including the M56, M60 and Manchester Airport.

The apartment is accessed via well maintained communal grounds and areas including a lift, with the apartment found on the First floor. The well-presented accommodation comprises; a spacious hallway with storage cupboard/ utility area, a modern open plan living/ dining room with fitted kitchen, two well sized bedrooms, and contemporary bath/ shower room.

Externally the development is secure and gated, with allocated off road parking, whilst being enveloped by lovely communal grounds.



DIRECTIONS

M22 4UB

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

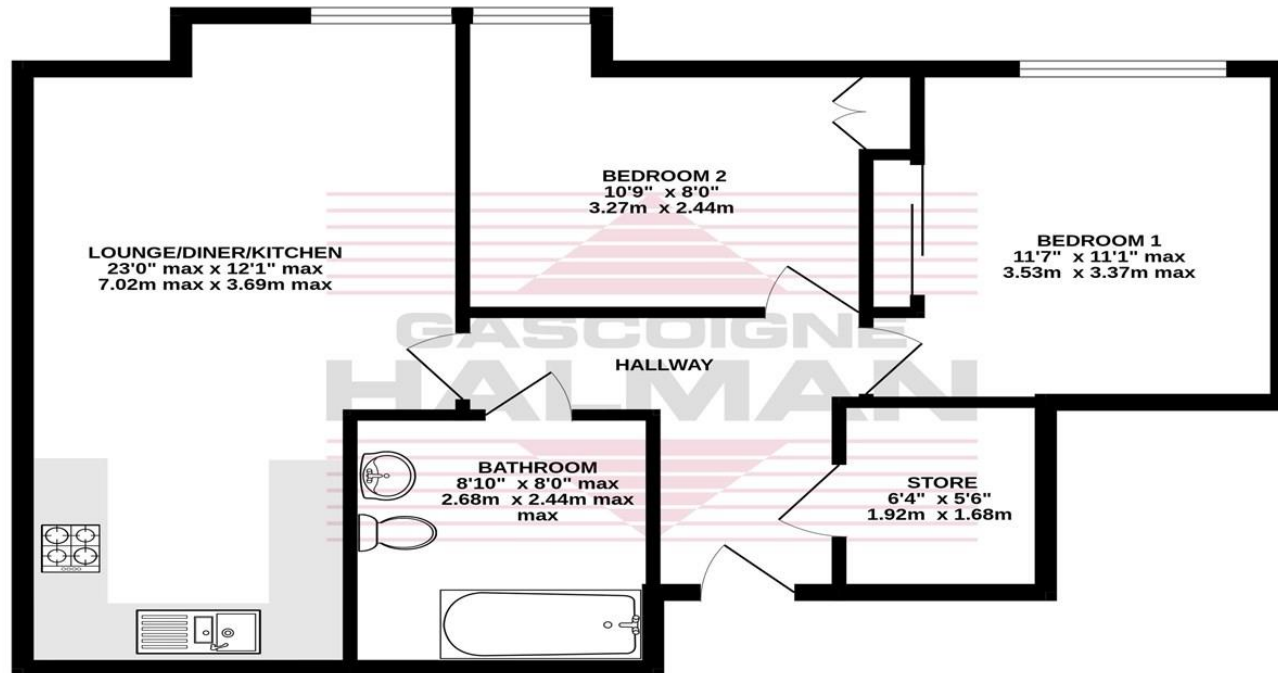
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR 633 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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