



SIR WILLIAMS COURT APARTMENT L 184 HALL LANE | MANCHESTER

£165,000

A superbly presented two bedroom apartment situated on the first floor complete with south facing private balcony. The internal accommodation is approached by secure communal entrance hall and there is a private entrance hall leading onto the two double bedrooms, kitchen fitted with white high gloss wall and base units, bathroom/WC and well proportioned living room leading onto the balcony. There are views towards parkland and there is allocated residents and visitors parking. Viewing is highly recommended.

POSTCODE: M23 1NB

DESCRIPTION

Sir Williams Court is in an ideal location with superb communication links being within easy reach of the surrounding network of motorways and the Metrolink providing a commuter service into Manchester and with Wythenshawe Hospital close by.

The development is approached via wrought iron electric gates which provide access to the allocated residents and visitors parking. The building is entered by secure communal entrance hall with stairs leading to the first and second floors. This apartment is situated on the first floor and the accommodation is superbly presented throughout featuring an open plan living dining room which leads onto a balcony benefitting from a southerly aspect to enjoy the sun all day and with views towards parkland. The kitchen is fitted with a comprehensive range of high gloss wall and base units and the bathroom with a modern white suite with chrome fittings. There are two double bedrooms. Gas fired central heating has been installed together with PVCu double glazing.

A superb apartment in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs for first and second floors and secure entry system.

FIRST FLOOR

PRIVATE ENTRANCE HALL

With phone entry system. Cloaks cupboard. Radiator. Laminate flooring. Recessed low voltage lighting.

KITCHEN

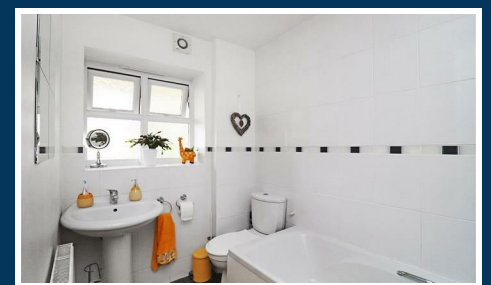
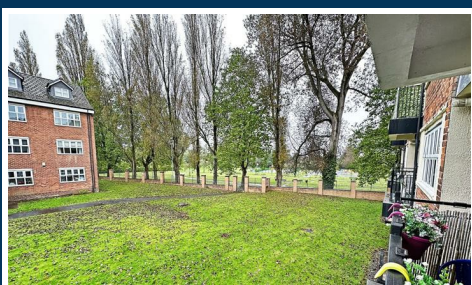
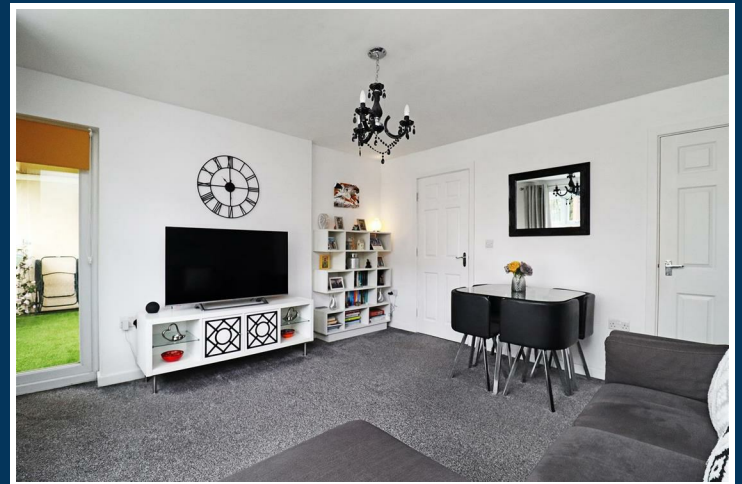
12'7" x 7'11" (3.84m x 2.41m)

Fitted with a comprehensive range of white high gloss wall and base units with contrasting work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. PVCu double glazed window to the rear. Radiator. Tiled splashback.

SITTING/DIING ROOM

13'2" x 13'0" (4.01m x 3.96m)

With PVCu double glazed window to the rear. PVCu double glazed door provides access to the south facing balcony. Access to storage cupboard. Television aerial point. Telephone point. Radiator.



BEDROOM 1

12'10" x 10'10" (3.91m x 3.30m)

PVCu double glazed window to the front. Radiator.

BEDROOM 2

11'10" x 9'2" (3.61m x 2.79m)

PVCu double glazed window to the front. Radiator. Fitted storage cupboard.

BATHROOM

8'0" x 6'6" (2.44m x 1.98m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Part tiled walls. Opaque PVCu double glazed window to the rear. Tiled floor. Radiator.

OUTSIDE

Communal gardens and one allocated parking space plus visitors parking.

As previously mentioned the property benefits from a southerly facing balcony with views over towards the adjacent parkland.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "B"

TENURE

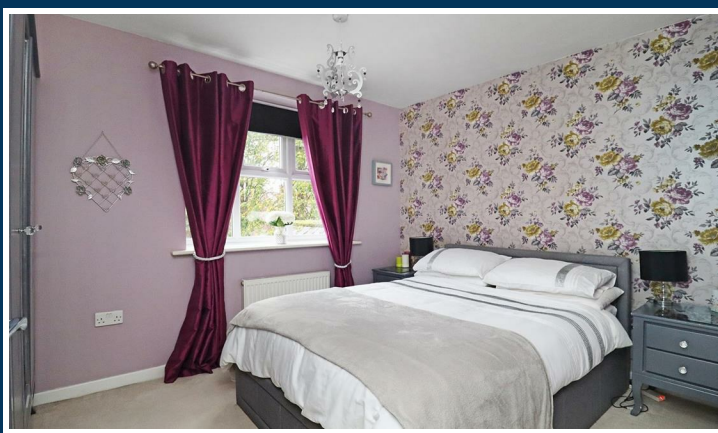
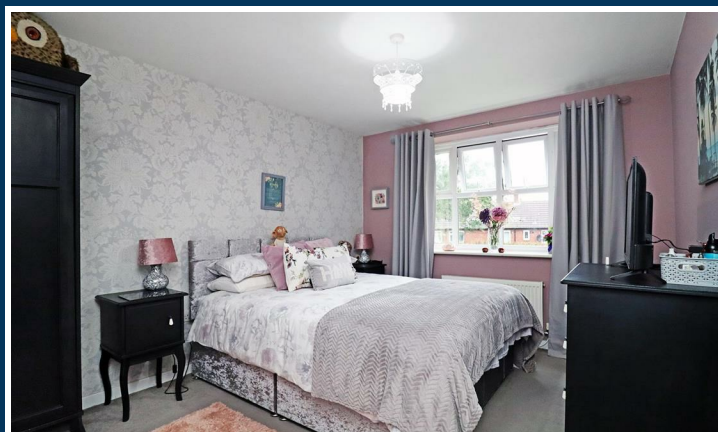
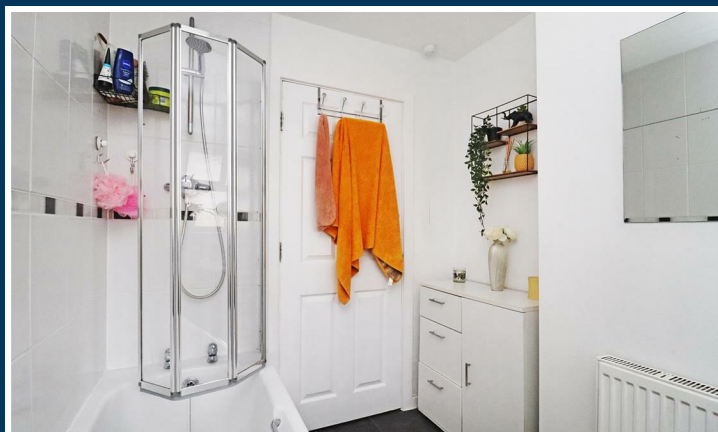
We are informed the property is held on a Leasehold basis for the residue of a term commencing 01/01/04 and with 127 years remaining and subject to a Ground Rent of £125.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

The service charge is currently approximately £125.00 pcm which includes cleaning, heating and lighting of common parts and buildings insurance. (Edge Property Management)

NOTE:

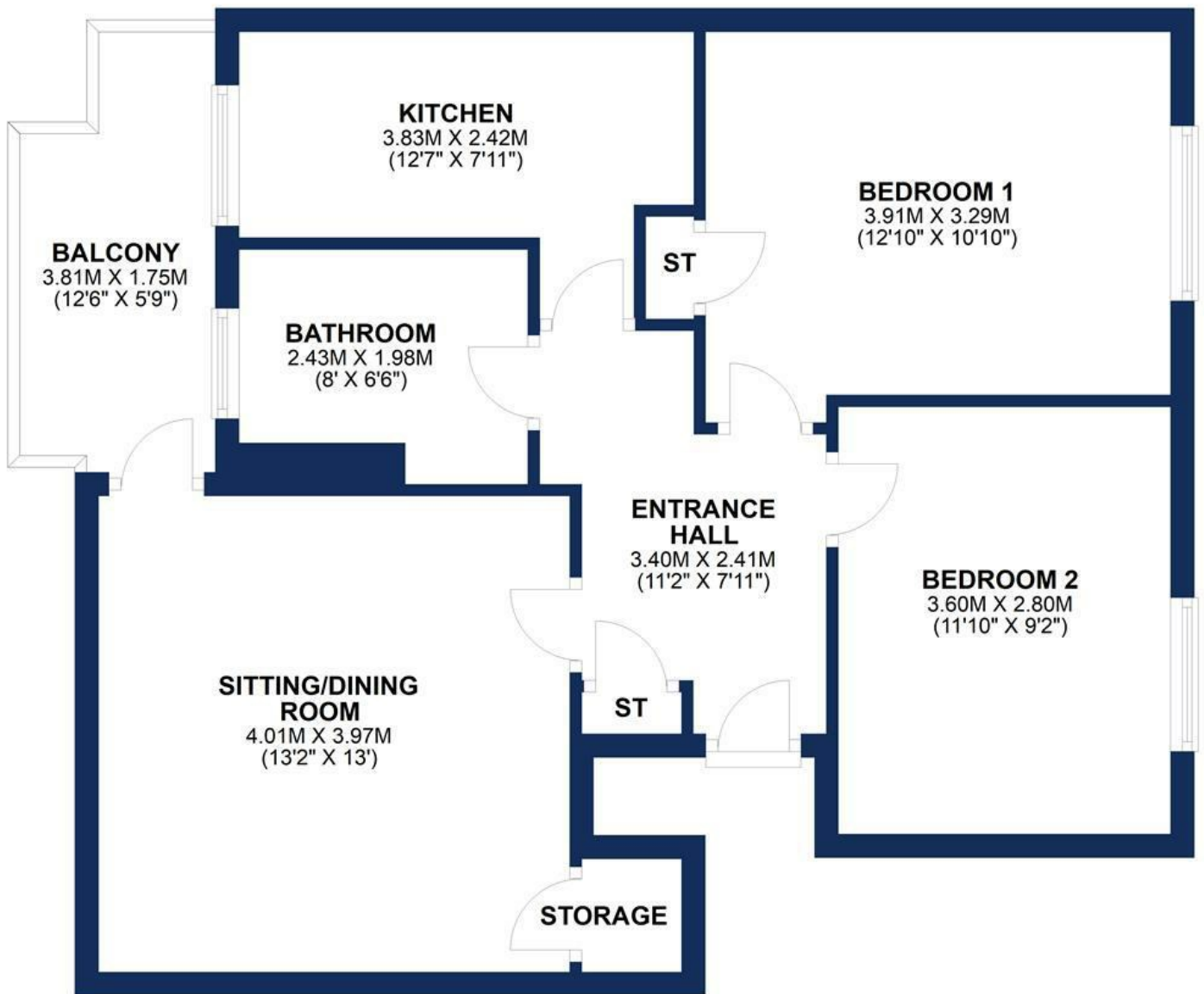
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 65.8 SQ. METRES (708.5 SQ. FEET)



TOTAL AREA: APPROX. 65.8 SQ. METRES (708.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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