



Apt U-186 Hall Lane
Manchester M23 1NB
£165,000

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Apt U 186 Hall Lane Manchester M23 1NB

£165,000

Located to the second floor of a popular residential development, this spacious apartment offers well-proportioned accommodation which is attractively-presented throughout.

A communal hallway and stairs rise to the private apartment entrance. The entrance hallway features built-in storage and the living/dining room has a door leading to a balcony which enjoys a pleasant aspect to the rear. There is a fitted kitchen and a bathroom with a white suite, with shower above the bath. Both bedrooms are good doubles, with the principal bedroom also boasting fitted wardrobes.

The apartment has an allocated parking space, which enjoys a convenient end position in the car park, which also features visitor spaces. The development has attractive maintained grounds which border a park to one side.

On Hall Lane are a variety of amenities including a Post Office. Excellent transport networks are close by, with the Metrolink tram service and the M60/M56 motorways within easy reach. Manchester Airport and Wythenshawe Hospital are also nearby.

These are popular properties which appeal to a wide range of potential purchasers. An internal inspection is strongly advised.

- Gas Central Heating
- PVCU Double Glazing
- Spacious Living/Dining Room
- Balcony
- Two Double Bedrooms
- Bathroom
- Second Floor Position
- Communal Gardens
- Allocated Parking
- Popular Location

Communal Entrance Hallway
Intercom System.
Stairs rising to the private entrance to the apartment.

Entrance Hallway
Storage cupboards.

Living/Dining Room
12'10" x 12'10"
Door to balcony.

Kitchen
10'4" x 6'9"

Bedroom One
13'11" x 9'5" plus 2'7" into doorway
Fitted wardrobe units and storage cupboard.

Bedroom Two
9'0" x 12'11"

Bathroom
6'1" x 6'3"

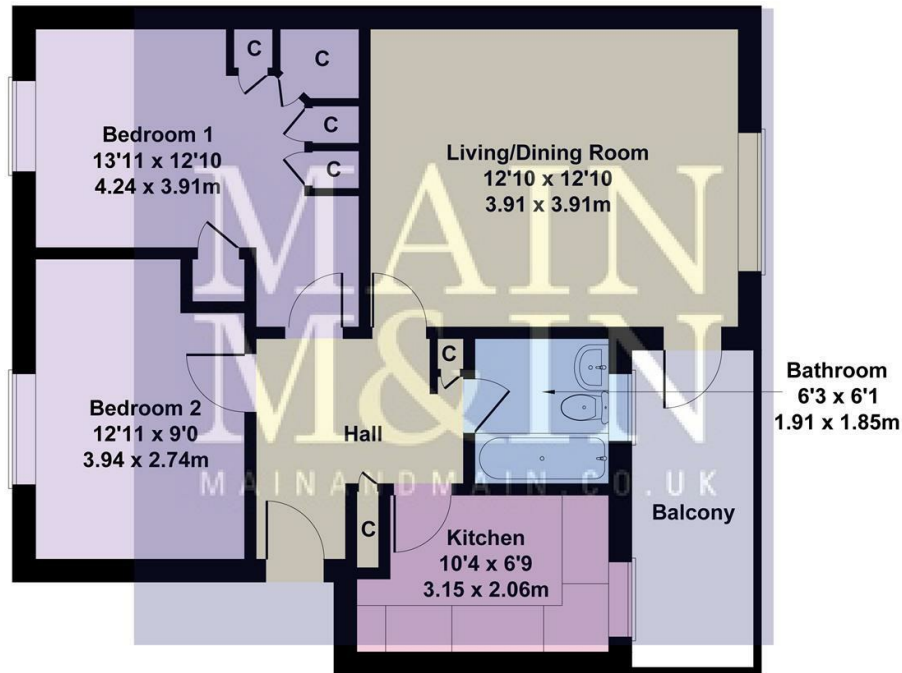
Externally
Communal gardens.
Allocated parking (Space 135)
Visitor Parking.

Lease Information
125 years remaining of a lease which commenced on 01/01/2004, ending on 02/10/2150.
Monthly Service Charge of £169.43 payable to Sir Williams Court Management Ltd.
Annual Ground Rent of £125 payable.

Tenure: Leasehold
Council Tax: Manchester B



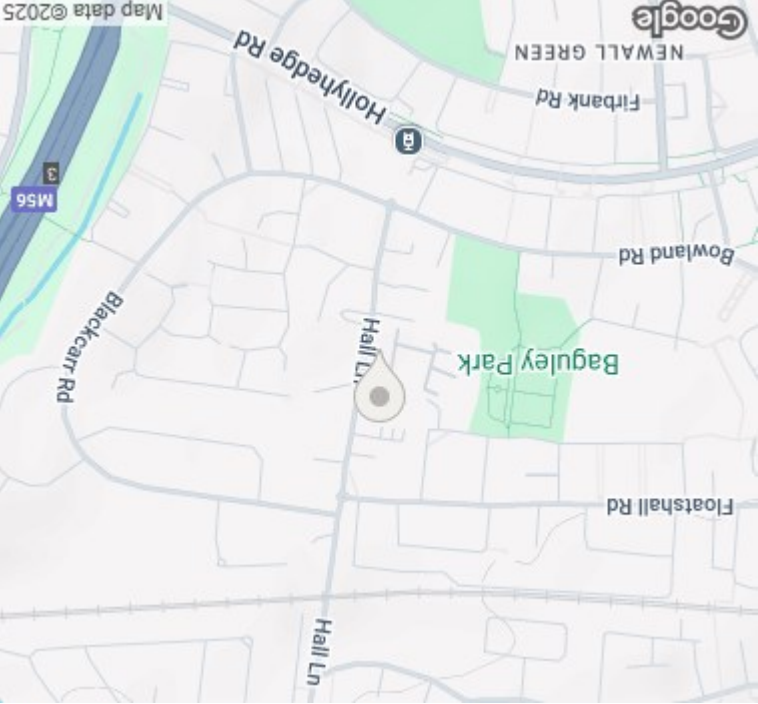
Approximate Gross Internal Area
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Poor energy efficiency - higher running costs	E (39-54)
Very poor energy efficiency - higher running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	81

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Environmentally friendly - lower CO ₂ emissions	B (81-91)
Decent environmental friendliness - lower CO ₂ emissions	C (69-80)
Below average environmental friendliness - higher CO ₂ emissions	D (55-68)
Average environmental friendliness - higher CO ₂ emissions	E (39-54)
Poor environmental friendliness - higher CO ₂ emissions	F (21-38)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)
Current	
Potential	

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