



Brindley Road, Manchester, M16

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Sell MyHomeTM
.co.uk



- ONE BEDROOM APARTMENT
- SECURE PARKING
- THREE PIECE BATHROOM
- CHAIN FREE
- SIZEABLE LOUNGE AND FITTED KITCHEN
- AMENITIES AND GOOD TRANSPORT LINKS NEARBY

Sell My Home present to the market this well presented and ready to move into one bedroom apartment. Available chain free! This property is will be of interest to those looking to get onto the property ladder or those looking to add to their buy to let investment portfolio.

Internally the property comprises of a hallway, off which the three piece bathroom, double bedroom and sizeable fitted kitchen lounge area can found. The property also benefits from secure parking.

The property is well situated in Old Trafford with good transport links into the city centre. Deansgate train station is also a short walk away. Local amenities can also be found in the area. For those who enjoy outside space, Seymour Park and Hullard Park are also very close by.

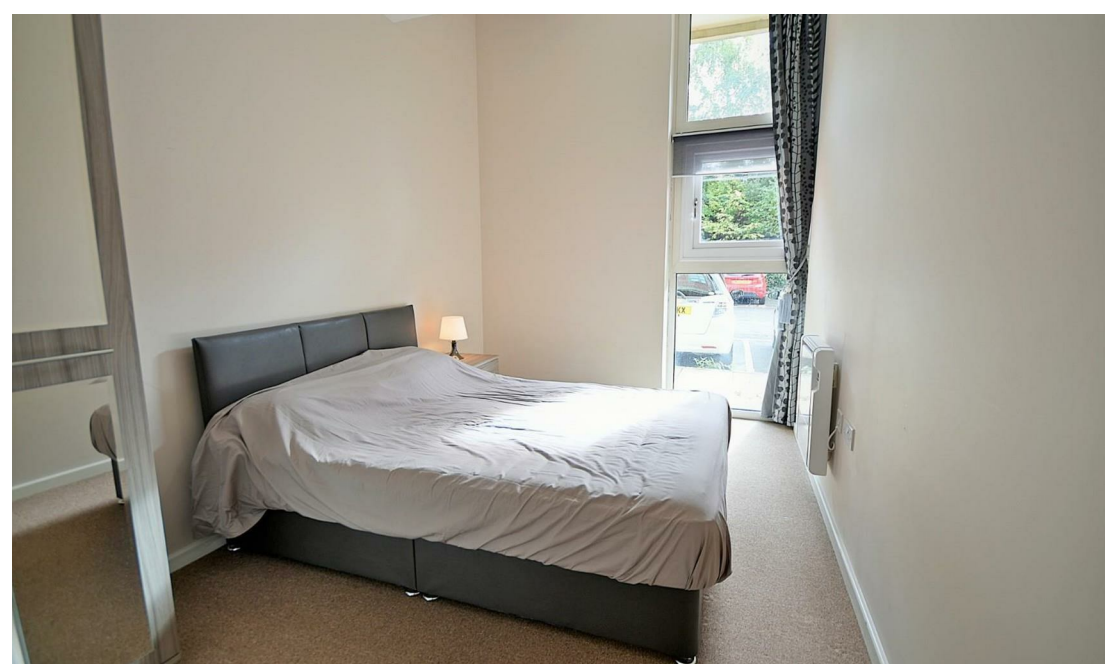
Please call Sell My Home to arrange your viewing appointment.


TENURE: Leasehold
 LEASE LENGTH: 245 years remaining
 SERVICE CHARGE: £1665.94 Per year
 GROUND RENT: £275 per year
 COUNCIL TAX: A

All figures should be confirmed with your solicitor.


Offers Over: £130,000

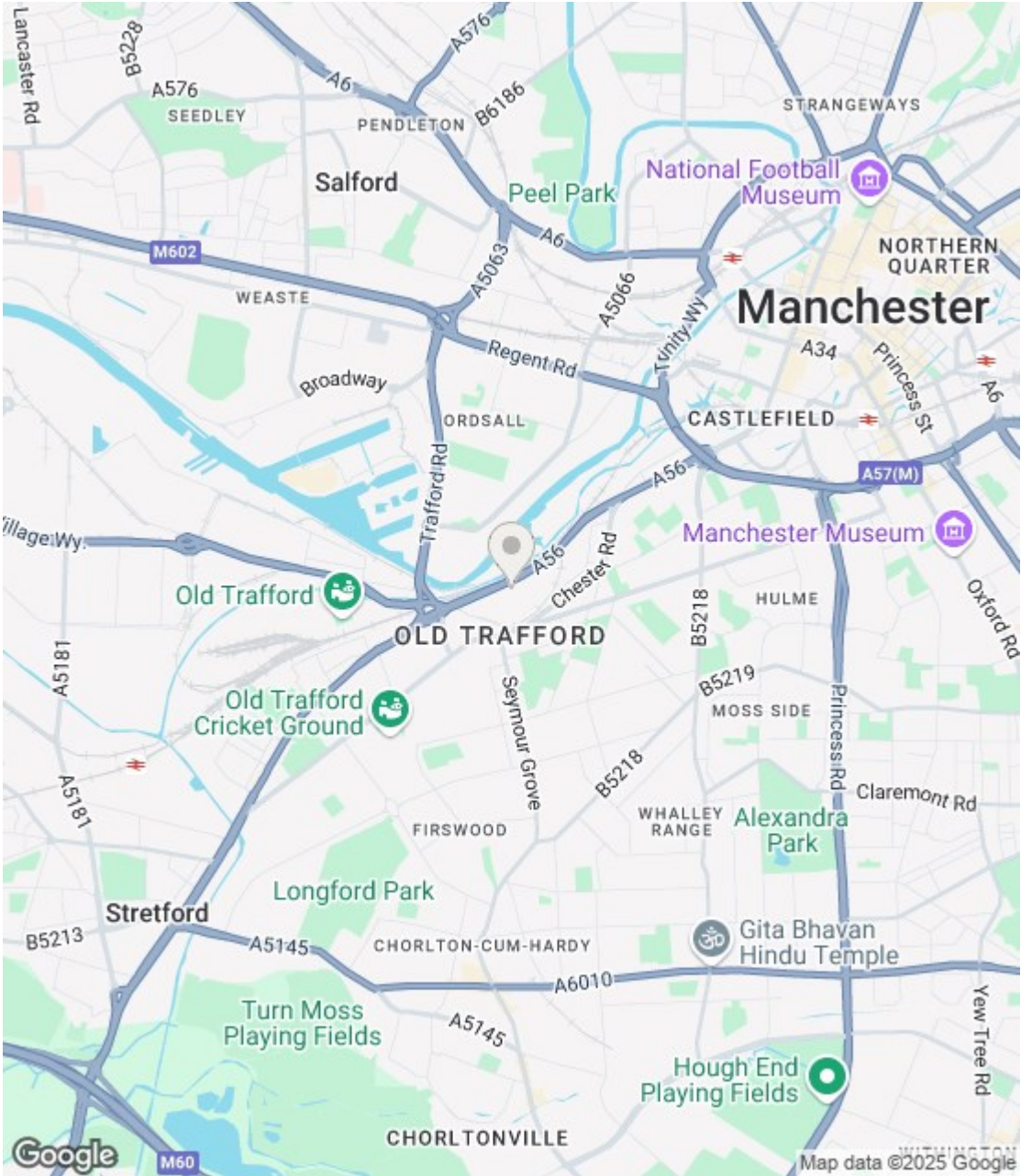




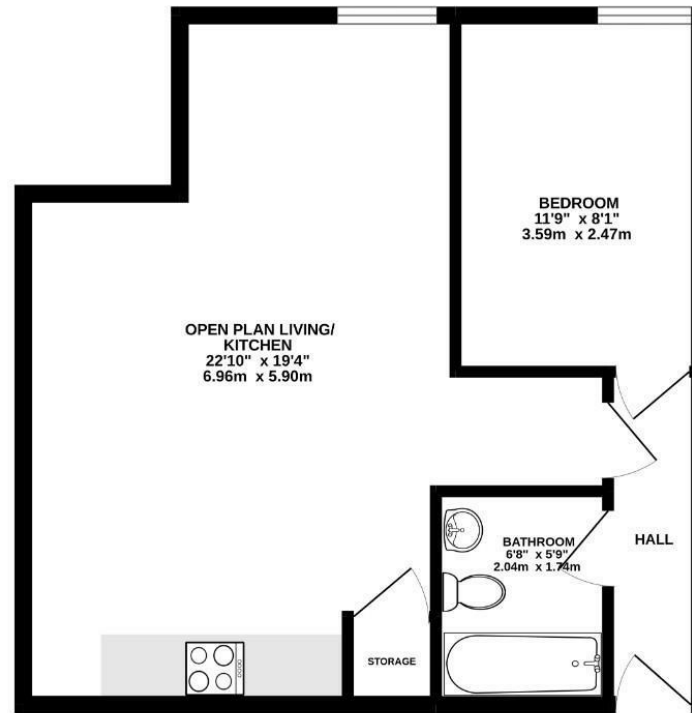
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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 approximations 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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