



 **3**
Bedrooms

 **1**
Bathroom



C & R HULME offer for sale this fantastic 3 bedroom apartment in the heart of Hulme. This 1st floor apartment comprises; entrance hall, lounge, kitchen, 3 good sized bedrooms bathroom with shower and fitted kitchen. Benefits include double glazing, and a secure parking space with electronic gates. Local amenities include ASDA Hulme and Argos. The local motorway network is in close proximity as well as the city centre and Manchester universities. Currently Let until 24/08/2024 @ £1425.00 PCM. NO CHAIN.

Entrance Hall

Laminate flooring. Power point sockets and intercom. Storage heater. inset ceiling spot lights, smoke alarm. Access to all rooms. Storage cupboard 1 Useful storage space.

Lounge 5.96m x 4.12m (19' 7" x 13' 6")

Laminate flooring. UPVC Windows to Front and a patio door with Juliet balcony to front elevation. Ceiling lights. Storage heater. Range of power point sockets.

Kitchen 2.35m x 2.23m (7' 9" x 7' 4")

Kitchen finished in beech with a range of floor and wall units. Grey work tops with inset bowel sink and chrome mixer, blue tiles over. Inset electric hob, oven, extractor with splash back. Space for plumbing for washer. Ceramic tiled floor.

Master Bedroom 3.70m x 3.37m (12' 2" x 11' 1")

UPVC window and patio door to rear elevation leading onto a large walk on balcony. Ceiling light point. Electric panel heater. Range of power point sockets. Door to bathroom.

Bedroom 2 3.04m x 2.30m (10' x 7' 7")

2 x UPVC windows to rear elevation. ceiling light point. Electric panel heater. Range of power point sockets.

Bedroom 3 2.67m x 2.14m (8' 9" x 7')

UPVC window to rear elevation. ceiling light point. Electric panel heater. Range of power point sockets.

Bathroom 2.52m x 1.85m (8' 3" x 6' 1")

Bathroom furnished in white consisting of bath, panel and shower over and glass shower screen. White W.C and hand wash basin. White ceramic wall tiles. Slate effect tiled floor. Extractor & heater. Door to master bedroom. Storage cupboard Housing immersion heater. Ceiling light point.

Externally

The development offers landscaped gardens and the property comes with an allocated parking space.

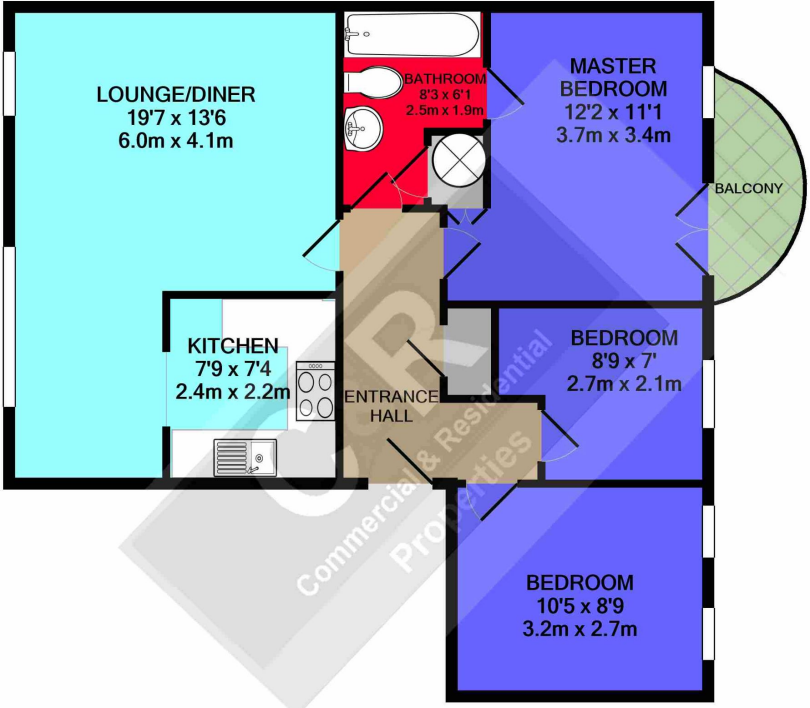
Tenure

Term 150 years issued 01/10/1994. Service charge of £161.88 payable per month payable to Riverside Housing which includes the ground rent & buildings insurance. EPC Rating: 70C

Agents Notes

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outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference 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 other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. (iv) Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.



C & R PROPERTIES
TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

