



 **2**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer this 2 double bedroom apartment situated in the heart of Hulme on the fringes of the city centre. Situated on the 2nd floor of small block of only 6 apartments in total, the property offers a large lounge, fitted kitchen with walk on balcony, 2 double bedrooms with built in wardrobes and a fitted Shower Room. Other Benefits include gas central heating and double glazing. Great location being located just off Stretford Rd, making the city centre and Universities within walking distance. Excellent links into and out of the city. Currently let until 18/09/2024 producing a rental income of £1025.00PCM. Market rent £1200 PCM offering a potential investment yield of 8%.

Ideal for an owner occupier or investment opportunity. NO CHAIN!!

Entrance Hall

Access to all rooms, 3 storage cupboards, ceiling light point and range of power points.

Lounge 4.80m x 4.00m (15' 9" x 13' 1")

UPVC window to front elevation, radiator, ceiling light point & range of power points

Kitchen 3.37m x 2.34m (11' 1" x 7' 8")

UPVC Window and door to rear elevation leading onto a good sized walk on balcony. Kitchen finished in Maple offering a range of floor and wall units with onyx effect worktops. Integrated Electric hob, oven & extractor. Inset sink with chrome mixer tap. Space and plumbing for a washing machine and fridge freezer. Ceiling light point. Range of power points.

Bedroom 1 3.60m x 3.30m (11' 10" x 10' 10")

UPVC to rear elevation. built in wardrobe, radiator, ceiling light point and range of power points.

Bedroom 2 3.91m x 2.64m (12' 10" x 8' 8")

UPVC to front elevation. built in wardrobe, radiator, ceiling light point and range of power points.

Shower Room 2.51m x 1.70m (8' 3" x 5' 7")

UPVC window to rear elevation. 3 piece suite consisting of Corner shower unit with power shower, handwash basin with chrome mixer tap and low level W.C. Ceiling light point.

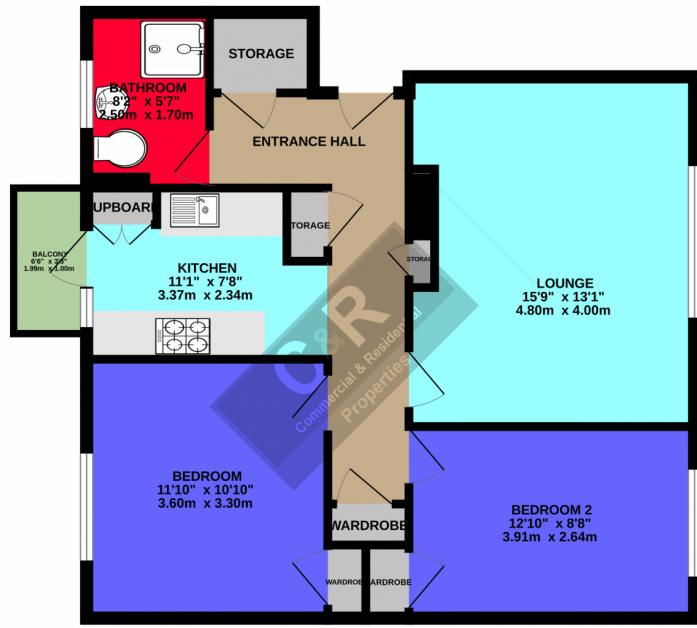
Tenure

Leasehold: Advised lease granted on 16/08/1999 with 125 year lease Ground Rent: £10.00 per annum payable to Manchester City Centre Service Charge: £42.08 PCM payable to One Manchester EPC: 78C

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general 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.

GROUND FLOOR



C & R PROPERTIES

While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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

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