



 **2**  
Bedrooms

 **1**  
Bathroom





C & R Hulme are delighted to offer this 2 double bedroom garden 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 which leads onto a low maintenance garden, 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.

### **Entrance Hall**

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

UPVC to front, radiator, ceiling light point and range of power points

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

UPVC window and door to garden. Kitchen finished in white, Cooker, washing machine and fridge points. ceiling light point and range of power points

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

UPVC to front radiator and ceiling light point. Range of power points. Built in wardrobe.

**Bedroom 2** 3.91m x 1.70m (12' 10" x 5' 7")

UPVC to rear, radiator and ceiling light point. Range of power points. Built in wardrobe.

**Bathroom** 2.51m x 1.70m (8' 3" x 5' 7")

UPVC window to rear. 3 piece white suite consisting of bath with panel and shower over. Hand wash basin and low level W.C. ceiling light point.

### **Garden**

Slabbed patio area and vegetation area. Perimeter fencing all round with pedestrian gate.

### **Tenure**

Tenure: Leasehold. 125 years granted in 1999. Ground rent: £10.00 per annum Service charge: £42.08 PCM payable to One Manchester. EPC 63D

### **Agents Notes**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Conmere Square, Hulme, Manchester. M15 6DE



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