



 **2**
Bedrooms

 **2**
Bathrooms



C & R HULME are delighted to offer this fantastic two double bedroom apartment at the Loreto Place development in Hulme. This 1st floor apartment benefits from double-glazing, gas central heating and secure parking space. The accommodation comprises; entrance hall, lounge, fully fitted kitchen, master bedroom with en-suite, main bathroom and 2nd double bedroom. Close to local amenities as well as good transport links, makes this property ideal for the first time buyer or an investor. Currently let until 29/08/2024 @ 1150.00 PCM producing an 8.1% gross yield. NO CHAIN!!!

Hallway

Laminate floor, radiator, smoke alarm, access to all rooms. Storeroom.

Lounge 5.35m x 3.60m (17' 7" x 11' 10")

Beechwood door. 2 x UPVC windows looking out to the side. Laminate floor, 2 x radiators and a range of power points, TV and phone point. Leading to

Kitchen 3.14m x 2.49m (10' 4" x 8' 2")

UPVC window to side elevation. Laminate effect vinyl. Fitted contemporary kitchen with beech finished units with brush metal handles and the bonus of an integrated dishwasher, gas hob & oven with extractor over on grey marble worktops. cream splashback tiles, double drainer sink with chrome mixer tap. Range of power points. combination boiler. Ceiling Light Point, Storeroom housing washing machine.

Master Bedroom 4.18m x 3.14m (13' 9" x 10' 4")

Beechwood door. Grey carpets, radiator, UPVC glass window looking on to the communal gardens, built in wardrobes with sliding mirrored doors. TV point and a range of power points.

En-Suite 3.14m x 1.36m (10' 4" x 4' 6")

Beechwood door. UPVC window. White 3-piece suite consisting of modern integrated WC, wash hand basin, shower with sliding doors. Shower has a Hydramax power shower. White tiling through out. Radiator and shaver point. Ceiling light point.

Bedroom 2 3.04m x 2.02m (10' x 6' 8")

Beechwood door. UPVC window looking to the side, radiator, Grey carpet. Built in shelf and rail. A range of Power points. ceiling light point.

Bathroom 2.39m x 2.21m (7' 10" x 7' 3")

Beechwood door with lock. White luxury bath with shower screen, W.C and wash hand basin, bath has electric shower. Aqua painted walls with white tiles, radiator UPVC frosted glass window. Shaver point.

Tenure

Tenure: Leasehold granted in 2004 for a term of 150 years. A ground rent of £125.00 is payable per annum payable to Chime Properties. A service charge of 2067.00 per annum payable to Scanlans Property Management EPC Grading: C Floor Number : 0 Room Index : 7

Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(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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