



 **2**
Bedrooms

 **1**
Bathroom



CASH OFFERS ONLY

C & R HULME offer for sale this fantastic 2 bedroom, 2nd floor apartment in the landmark Bishops Corner development in Hulme. The apartment comprises; entrance hall, lounge with full width balcony, fitted kitchen, 2 double bedrooms and bathroom. Luxury bathroom with shower over bath. Benefits include double glazing, lift access and a secure parking space with electronic gates. Great location as the property is situated across the road from MMU campus as well as walking distance to Asda Hulme and the city. Great access links into and out of the city. Currently rented to September 2023 @ 825.00 p.c.m.

Entrance Hall

Electric panel heater. Entry phone system. Power point. Smoke alarm. Ceiling light point.

Lounge *4.00m x 3.70m (13.12ft x 12.14ft)*

Large UPVC floor to ceiling windows & patio door to the front elevation leading onto a walk on balcony. Adequate power points. Electric panel heater. T.V, phone and satellite points. Ceiling light points. Opening to Kitchen dining area.

Kitchen/ Dining *5.28m x 2.56m (17.32ft x 8.40ft)*

Large dining area leading to a fully fitted kitchen with a range of base and wall units finished in maple with dark grey marble effect worktop. Stainless steel sink with chrome mixer tap. White ceramic splashback tiles. Adequate power points. electric hob and oven, integrated fridge freezer & washer/dryer. Extractor fan. Chrome 3 way light fitting.

Bedroom 1 *4.02m x 3.44m (13.19ft x 11.29ft)*

UPVC window to rear elevation. Electric wall panel heater. Adequate power points. TV point. Ceiling light point. BT Point.

Bedroom 2 *2.88m x 2.67m (9.45ft x 8.76ft)*

UPVC window to rear elevation. Electric wall panel heater. Adequate power points. Ceiling light point.

Bathroom

White 3 piece suite comprising; W.C, hand wash basin and curved bath. Curved glass shower screen. White melamine bathroom units with grey worktop. White splashback tiles. Chrome heated towel rail. Aqualisa electric shower unit. Extractor duct. 4 down lighters. Storage cupboard comprising heatrae Sadia electric immersion heater.

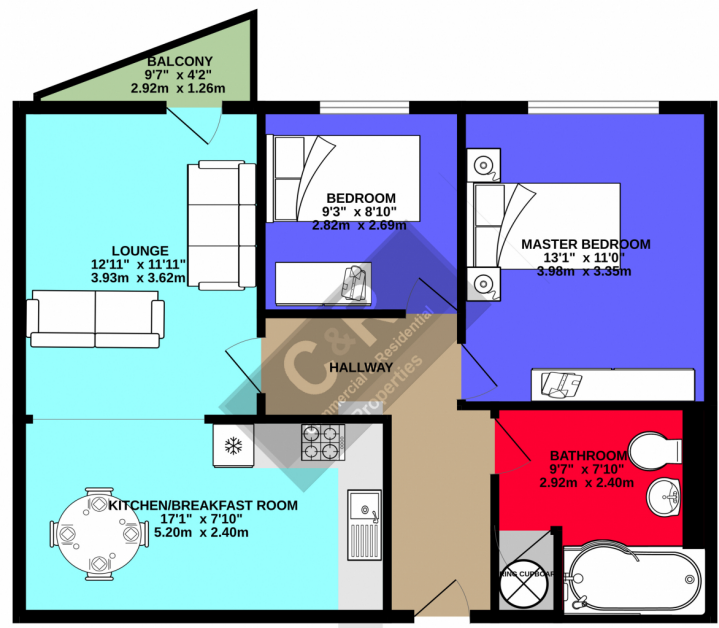
Tenure

150 years lease granted in 2006 with an annual ground rent of £150.00 per annum and a monthly service charge of £90.00 to include buildings insurance payable to Scanlans Property Management. EPC: C

Agents Notes

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GROUND FLOOR



C & R PROPERTIES

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 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		82
(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

Address: Bishops Corner, Hulme, Manchester. M15 4UW

