



 **2**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer FOR SALE this large 2 double bedroom apartment in Hulme. The apartment which is situated on the ground floor, comes with large bright lounge, fitted kitchen with gas cooker, 2 double bedrooms and a fitted bathroom. Other benefits include gas central heating double glazing and secure parking. Close to the High St, Universities, Hospitals as well as the city centre makes this property ideal for owners occupiers as well as investors. NO CHAIN!!!

Entrance Hall

Panelled door. Intercom system and telephone point. Single light point. Storage room. Access to all rooms. Power points.

Lounge *4.83m x 3.35m (15' 10" x 11')*

Panelled door. Intercom system and telephone point. Single light point. Storage room Access to all rooms. Power points.

Kitchen *3.35m x 1.95m (11' x 6' 5")*

Fitted with comprehensive range of base and wall units finished in cream with grey speckled worktops and inset sink with chrome mixer tap. Gas hob and oven with extractor hood over. Plumbing for Washing machine & dishwasher and fridge freezer point. Cream ceramic splashback tiling. Ideal combination boiler. Double glazed window to front aspect. Inset spot lights.

Bedroom 1 *3.15m x 2.73m (10' 4" x 8' 11")*

Panelled door, chrome handle. Double glazed window to front aspect. Radiator. Ceiling light point. Range of power points.

Bedroom 2 *3.15m x 2.99m (10' 4" x 9' 10")*

Panelled door, chrome handle. Double glazed window to front aspect. Radiator. Ceiling light point. Range of power points.

Bathroom *2.15m x 1.91m (7' 1" x 6' 3")*

Panelled door, chrome handle. Fitted with a modern white suite comprising panelled bath with mixer shower fitted over, ceramic hand wash basin with pedestal and W.C. Walls tiled in grey marble effect to full height around the shower area. Grey floor tiles. Greenwood air vac fan fitted. Shower screen. Ceiling light inset spot lights.

Externally

The development is set within a well-maintained courtyard and has an allocated off road parking space.

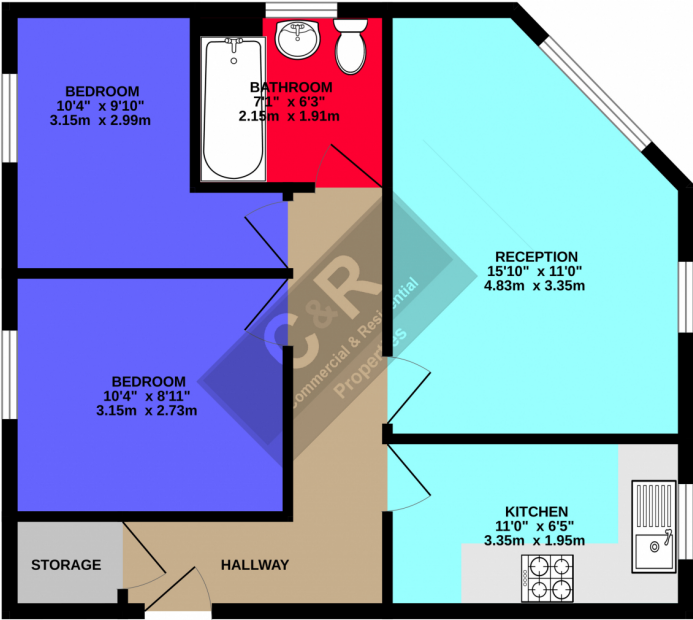
Tenure

Leasehold advised 250 year lease granted in 1998 with a monthly service charge including ground rent of £170.99.

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.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropac 2012/4.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(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: Rook Street, Hulme, Manchester. M15 5PS

