



1
Bedroom

1
Bathroom



C & R Hulme are delighted to offer the large 1 bedroom purpose built apartment. Situated on the ground floor, this property offers goodsized bright open plan living with fitted kitchen including integrated dishwasher and gas hob, double bedroom and huge bathroom with power shower as well as an excellent sized storage room. Other benefit include gas central heating double glazing and a parking space. Great location, just off Alexandra Rd with good public transport links into and out of the city as well as major road networks. Walking distance to universities Asda Hulme and the city centre is in close proximity. NO CHAIN MUST SEE!!

Entrance Hall

Laminate flooring. Access to all rooms. radiator, ceiling light point, range of power points.

Lounge/kitchen 6.26m x 3.63.00m (20' 6" x 11' 9" 11")

Laminate flooring. Double glazed window to front elevation. range of power points and ceiling light point. kitchen Area Kitchen finished in real wood with a range of floor and wall units, matching worktops. Integrated gas hob, oven with extractor over, Dishwasher and fridgefreezer and washing machine. White splashback tiles, range of power points and ceiling light point. MEASUREMENTS TO MAXIMUM POINTS.

Bedroom 3.19m x 2.67m (10' 6" x 8' 9")

Double glazed window to front elevation. Range of power point and ceiling light point.

Bathroom 3.14m x 2.25m (10' 4" x 7' 5")

3 piece white bathroom consisting of bath with panel and shower screen with thermostatic shower over. Handwash basin and W.C. heated towel rail. Shaver point and inset spot lights.

Store Room 2.25m x 0.90m (7' 5" x 2' 11")

Excellent space. Housing Valliant Combination boiler, fuse box. Power point and ceiling light point.

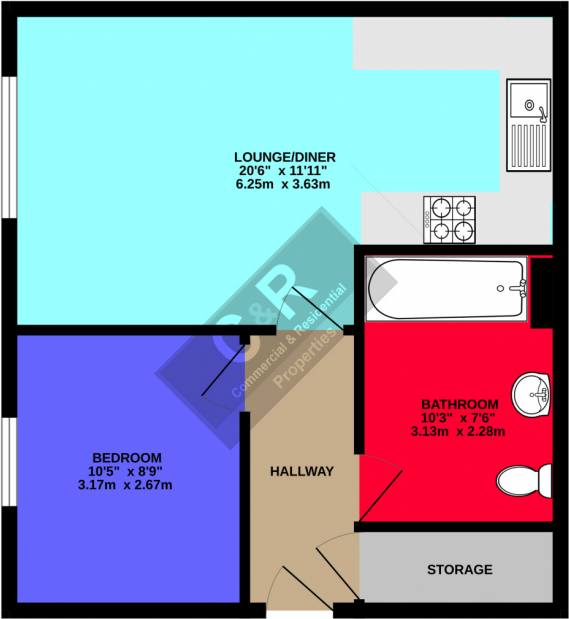
Tenure

Leasehold: 150 Years Granted 19/04/2004 Service charge: £108.00 per month which includes ground rent EPC Rating: C 78

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
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.3 sq.m.) approx.
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		
(69-80) C	78	80
(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: 41 Raby Street, M16

