



 1
Bedroom

 1
Bathroom



C&R HULME are delighted to offer this large unique property in the iconic Life development on Hulme High Street. The circular building known as Life 3, offers a lift and allocated parking. The apartment, which is on the 1st floor comes with a large open plan living space as well as a double bedroom and a good sized balcony. A1 location as the property is next to ASDA and very close to the city centre, Manchester University and MMU Birley Fields Campus. NO CHAIN!!!

Currently awaiting EWS1

Entrance Hall

Laminate flooring, Intercom. Ceiling light point. Access to all rooms. Store room 1 housing immersion heater. Storage Room 2 housing fuse board.

Lounge Kitchen *6.73m x 5.85m (22' 1" x 19' 2")*

Measurements based on maximum points. Panelled door. Laminate flooring. 2 x panel heaters, double glazed window to front elevation including patio door leading onto a large decked balcony & bedroom 1. T.V point, adequate power points, ceiling light point, smoke alarm. Kitchen Area Selection of base and wall units in white and grey worktops. Inset single drainer sink with mixer tap. Integrated hob, oven and extractor. Plumbing for washing machine, adequate power points, range of power points. Ceiling light point.

Bedroom *3.62m x 3.36m (11' 11" x 11')*

Measurements based on maximum points. UPVC double glazed window to front elevation, panel heater, ceiling light point, adequate power points. Door to lounge and jack & jill type bathroom.

Jack & jill Bathroom *2.74m x 2.16m (9' x 7' 1")*

White 4 piece bathroom suite comprising: white bath with chrome shower mixer tap. Shower cubicle tiled to full height. Hand wash basin with pedestal and W.C with seat and lid, Radiator, extraction unit, towel rail, ceiling light point.

Externally

The property has communal areas which has a lift. Allocated parking outside the development.

Tenure

Leasehold 250 years granted in 1996. EPC: C72 Service Charge: £224.84 payable to Premier Estates and a ground rent payable of £206.56 per annum.

GROUND FLOOR



COMMERCIAL & RESIDENTIAL PROPERTIES (UK) LTD

While 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		81
(69-80) C	72	
(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: 1 Boston Street, M15

