



 **2**
Bedrooms

 **1**
Bathroom



C & R Hulme offer for sale this fantastic 2 bedroom duplex apartment in the iconic Life development in Hulme. This 1st floor apartment comprises; entrance hall, lounge with walk on balcony, fitted kitchen, 2 large bedrooms and luxury bathroom. Benefits include double glazing & secure underground parking with lift access. Local amenities include ASDA Hulme and the High St offering a range of shops and cafes as well as the MMU Birley fields campus. The local motorway network is in close proximity as well as the city centre and Manchester universities. NO CHAIN!!

Mortgages are available by major lenders due to the change in lending criteria following the building safety act 2022.

Awaiting EWS1.

Entrance Hall

Laminate flooring. Electric panel heater. Entry phone system. Power point. Smoke alarm. Ceiling light point. Under stairs storage cupboard. Access to all rooms & 1st floor.

Bedroom 2 *2.80m x 2.54m (9' 2" x 8' 4")*

Double glazed window to front elevation. Electric wall panel heater. Ceiling light point. Range of power points.

Bathroom *2.79m x 2.25m (9' 2" x 7' 5")*

White 4 piece suite comprising; W.C, hand wash basin and bath with chrome mixer tap. Separate Corner shower cubicle. White splash back tiles. White heated towel rail. Extractor duct. Ceiling light point.

Main Bedroom

Double glazed window to rear elevation as well as a patio door leading onto a walk on balcony. Electric wall panel heater. TV point. Ceiling light point. Range of power points

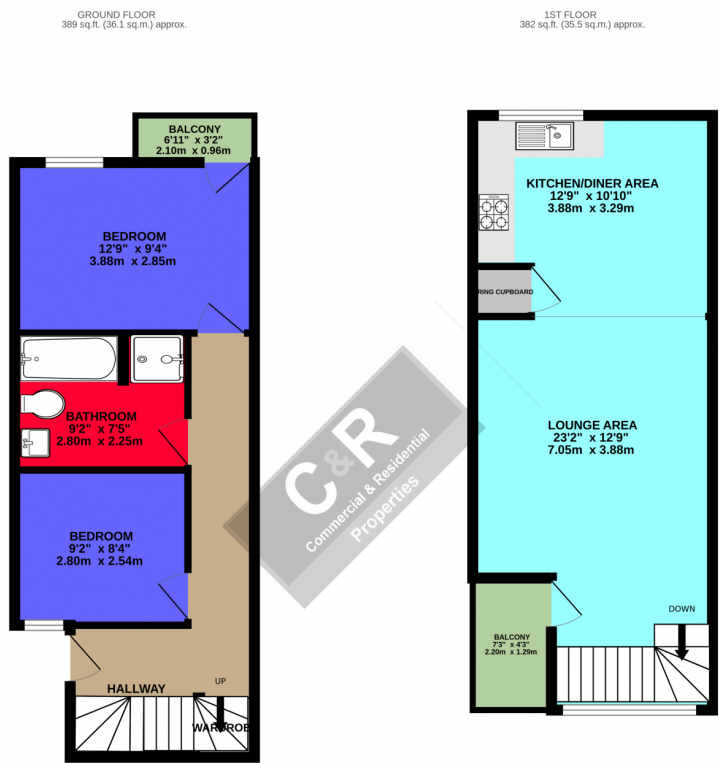
Stairs & Landing to 1st floor

Lounge/Kitchen *10.34m x 3.89m (33' 11" x 12' 9")*

Lounge Area Laminate flooring. Large double glazed floor to ceiling windows to the front elevation, with fitted electric blinds. Leading onto a good sized balcony. 2 x Electric panel heaters. T.V which has a connection to the security intercom system, phone and satellite points. 2 x ceiling light points. Range of power points. Kitchen Area. Laminate flooring. Double glazed window to rear elevation. Fully fitted kitchen with a range of base and wall units finished in high gloss white with dark grey marble effect worktop. Stainless steel inset 1 ½ bowl sink with chrome mixer tap. Integrated electric halogen hob and oven, dishwasher & Fridge. Ceiling light point. Range of power points.

Tenure

Lease term: 250 years lease granted in 2008 Service charge: Monthly service charge of £ 162.79 to include buildings insurance payable to Steven Scanlans. Ground Rent: An annual ground rent of £256.45 is payable per annum. EPC rating: C 72



C & R PROPERTIES
TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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: 99 Greenheys Lane West, M15

