



2

Bedrooms



1

Bathroom



C & R Hulme are delighted to offer this well presented 2 Bedroom Apartment in Montana House located within the educational Qtr of the city centre. Located on the 2nd floor, the property offers large bright open plan lounge with fitted kitchen, 2 good sized bedrooms and a fitted bathroom. Other benefits include double glazing and lifts. Great location as its minutes walk to Oxford Rd Train Station and the city centre as well as Universities. NO CHAIN

Entrance Hall

laminate floor. Access to all rooms. Storage cupboard housing immersion heater.

Lounge/Kitchen *7.05m x 3.18m (23' 2" x 10' 5")*

Maximum points. Lounge Area Large Double glazed window over looking canal. Laminate floor, Storage heater range of power points. Ceiling light point. Kitchen Area Range of base and wall units finished in a cherrywood affect. Drak Grey Workops and cream splash back tiles. Inset oven hob and extra , single sink drainer with chrome mixer tap. Space and plumbing for washing machine and fridge freezer. Range of power points, Inset spot lights.

Bedroom 1 *4.19m x 2.72m (13' 9" x 8' 11")*

Maximum Points Large Double glazed window over looking canal. Laminate floor, panel heater range of power points. Ceiling light point.

Bedroom 2 *3.68m x 2.12m (12' 1" x 6' 11")*

Maximum Points Large Double glazed window over looking canal. Laminate floor, panel heater range of power points. Ceiling light point.

Bathroom *3.04m x 1.72m (10' x 5' 8")*

3 Piece white bathroom suite consisting of bath with panel, shower screen and shower over, Vanity unit with inset sink with chrome mixer tap and W.C. Beige wall tiles through out. Heated towel rail, Extractor fan and sving point.

Tenure

Leasehold: 125 years granted in 2002 Service charge: 196.32 per month Epc: 82B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(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: Montana House, Princess Street, Manchester. M1 7AF

