



2

Bedrooms



2

Bathrooms



C & R Hulme are delighted to offer to the market this well presented 2 bedroom, 2 bathroom apartment in Caminada House, Hulme. This ground floor apartment offers as large open plan lounge and fitted kitchen, 2 good sized double bedrooms and 2 bathrooms as well as storage. Other benefits include double glazing, updated electric heating and parking. NO CHAIN

Owner occupier mortgage buyers welcome with major lenders

Entrance Hall

Laminate flooring. Access to all rooms, Alarm panel, Electric panel heater. Storage Room housing immersion tank.

Lounge/Kitchen *7.27m x 4.71m (23' 10" x 15' 5")*

Maximum points Lounge Area Laminate floor. Floor to ceiling UPVC windows and patio doors. Wall mounted feature electric panel heater. Inset spot lights & range of power points. Kitchen Area Fitted kitchen finished in dark wood laminate effect with beechwood effect worktops and breakfast bar. Intergrated fridge freezer, dishwasher and halogen hob, oven with extra over. Inset spot lights.

Bedroom 1 *3.68m x 3.12m (12' 1" x 10' 3")*

UPVC window to rear elevation. Laminate flooring, range of power points. ceiling light point.

Ensuite *2.06m x 1.05m (6' 9" x 3' 5")*

3 piece white suite consiting of corner shower with enclosure, thermostatic shower, Hand wash basin with chrome mixer tap, low level W.C. Shaver point, ceiling light point and extractor unit. Broen mosiac tiling throughout with feature boarder.

Bedroom 2 *3.68m x 2.74m (12' 1" x 9')*

UPVC window to rear elevation. Laminate flooring, range of power points. ceiling light point.

Bathroom *2.18m x 1.70m (7' 2" x 5' 7")*

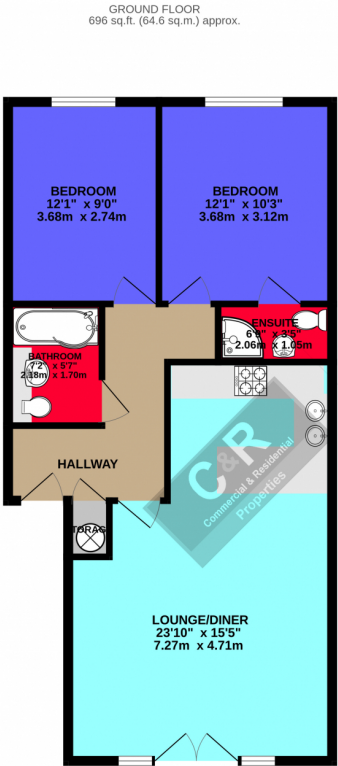
3 Piece white suite consisting of P shaped bath with panel and shower door, chrome mixer tap and shower attachment. Inset Sink with chrome mixer tap and low level W.C. Shaver point, ceiling light point and towel rail

External

Communal ground and under ground parking

Tenure

Leasehold 125 years granted in 2004 EPC: 78C Ground Rent: £100.00 per annum payable to Simrac Service charge: £215.97 PCM payable to Glide management

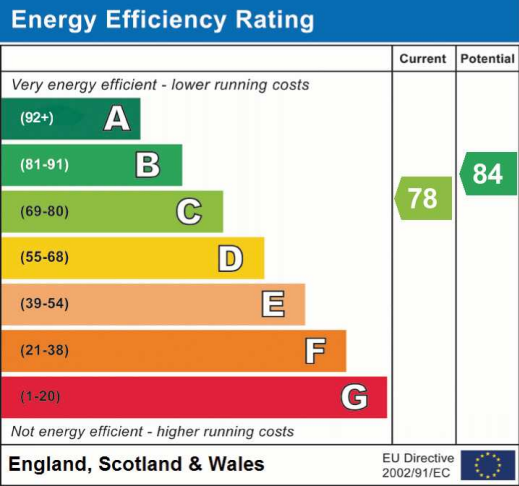


C&R PROPERTIES

TOTAL FLOOR AREA: 696 sq.ft. (64.6 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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