



 **3**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer this well presnted 2/3 bedroom apartment in an excellent location of Hulme with Oxford Road and the city centre in very close proximity. This 2nd floor apartment comes with large bright lounge, recently fitted kitchen as well as bathroom and 3 double bedrooms. Other benefits include gas central heating, double glazing and parking. Great location as the property is minutes walk into the city centre as well as close proximity to all Unversites with excellent links into and out of the city. NO CHAIN!!!!

This property would suit an owner occupier or investor.

Entrance Hall

Access to all rooms 2 useful storage cupboards. One cupboard plumbed or washing machine and shelving above. Ceiling light points range of power points.

Lounge 4.85m x 4.62m (15' 11" x 15' 2")

Maximum points Upvc patio doors with addition glazed panels to rear elevation. radiator, ceiling light point, light switch, range of power points.

Klitchen 2.83m x 2.20m (9' 3" x 7' 3")

Upvc double glazed window to front elevation. Fitted kitchen finished in high gloss white with a range of base and wall units with black speckled worktops with white tiles over. Inset sink with chrome mixer tap, integrated halagen hob oven & extractor as well as fridge freezer. Plumbing and space for dishwasher. Range of power points. Worcester Boiler. ceiling light point.

Bedroom 1 3.80m x 3.48m (12' 6" x 11' 5")

UPVC double glazed window to rear elevation. Radiator, ceiling light point & range of power points. built in wardrobe.

Bedroom 2 2.83m x 2.74m (9' 3" x 9')

UPVC double glazed window & secondary single glazed sliding window to front elevation. Radiator, ceiling light point & range of power points.

Bedroom 3/Dining Room 2.83m x 2.35m (9' 3" x 7' 9")

UPVC double glazed window & secondary single glazed sliding window to front elevation. Radiator, ceiling light point & range of power points.

Bathroom 2.83m x 1.70m (9' 3" x 5' 7")

Glazed window to front elevation. 3 piece white suited consisting of bath with panel and rainwater shower over & shower screen with door. W.C and hand washbasin with chrome mixer tap. Chrome towel rail. Upright feature radiator. Ceiling light point extractor fan.

External

Communal gardens and residents parking.

Tenure

Leasehold: Lease granted in 2003 for 125 Years Service charge: £113.75 payable to One manchester which includes buildings insurance EPC: 76C

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.

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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	76	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: Loxford Court, Loxford Street, Hulme, Manchester. M15

