



2

Bedrooms



1

Bathroom



C & R Hulme are delighted to offer this well presented two double bedroom apartment on the 3rd floor of the popular Meridian Square development on Stretford Road in Hulme. The property offers great accomodation consiting of a large open plan lounge with fitted kitchen, 2 doubled bedrooms and a fitted bathroom. Other benfites include UPVC double glazed windows, gas central heating and parking. Great location as the property is on close prximity to the city centre and all universities. Viewing highly recommended.

No Chain

Entrance Hall

Large enclosed store room with sliding doors. Laminate wood floor. Double panel radiator. Intercom system. Telephone point. Single light point. Power points.

Lounge/Kitchen *6.00m x 4.76m (19' 8" x 15' 7")*

Lounge Area 2 Large UPVC double glazed patio doors to front elevation as well as upvc window to front elevation & feature triangular window to side elevation. 2 double panel radiators. T.V Point. Laminate wood floor. Inset ceiling spot lights. Kitchen Area Fitted with comprehensive range of maple wood melamine base and wall units incorporating stainless steel extractor fan. Ariston electric oven with 6 ring Hotpoint gas hob. Washing machine point. Worcester Bosch combination boiler. Cream ceramic splashback tiling with Black melamine worktops. Laminate wood flooring.

Bedroom 1 *3.42m x 3.00m (11' 3" x 9' 10")*

UPVC double glazed window to rear aspect. Ceiling light point. Double panel radiator.

Bedroom 2 *3.45m x 2.80m (11' 4" x 9' 2")*

UPVC double glazed window to rear aspect. Ceiling light point. Double panel radiator.

Bathroom *1.97m x 1.89m (6' 6" x 6' 2")*

UPVC double glazed window to side elevation. Fitted with a modern white suite comprising: panelled bath with mixer shower fitted over & shower screen, ceramic hand wash basin with pedestal and ceramic W.C with seat and lid. White wall tiles throughout& black marble effect floor tiles. Greenwood air vac fan fitted. Chrome heated towel rail. Four inset spot lights.

Externally

The development is set within well maintained grounds with a lawned area to the front and a secure parking space to the rear with electronic gates.

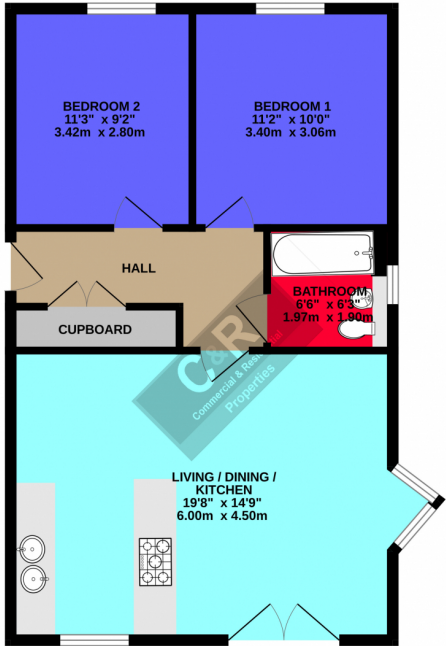
Tenure

Leasehold: 150 Years granted in 2001 Service charge: £ 133.33 payable to scanlans property management which includes buildings insurance EPC: C

Agents Notes

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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 628 sq.ft. (58.3 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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