

C&R

Commercial & Residential

Properties

Asking Price £135,000
Life 3, 1 Boston Street, M15 5AY



 **2**
Bedrooms

 **1**
Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
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C&R HULME are delighted to offer this large unique property in the iconic Life development on Hulme High Street. This circular building known as Life 3, offers a lift and secure underground parking. The apartment, which is on the 1st floor comes with a large open plan living space as well as 2 double bedrooms and a good sized balcony. A1 location as the property is next to ASDA and very close to the city centre, Manchester University and MMU Birley Fields Campus. NO CHAIN!!!

MUST BE VIEWED

XXXX CASH OFFER INVITED ONLY XXXX NO VALID EWS1 Funding is in process.

Entrance Hall

Laminate flooring, Intercom. Ceiling light point. Access to all rooms. Store room 1 housing immersion heater. Storage Room 2 housing fuse board.

Lounge Kitchen *7.45m x 4.68m (24' 5" x 15' 4")*

Measurements based on maximum points. Panelled door. Laminate flooring. 2 x panel heaters, double glazed window to front elevation including patio door leading onto a large decked balcony & bedroom 1. T.V point, adequate power points, ceiling light point, smoke alarm. Kitchen Area Selection of base and wall units in white and grey worktops. Inset single drainer sink with mixer tap. Integrated hob, oven and extractor. Plumbing for washing machine, adequate power points, range of power points. Ceiling light point.

Bedroom 1 *5.50m x 3.32m (18' 1" x 10' 11")*

Measurements based on maximum points. UPVC double glazed window to front elevation, panel heater, ceiling light point, adequate power points. Door to lounge and jack & jill type bathroom.

Bedroom 2 *3.51m x 3.32m (11' 6" x 10' 11")*

Measurements based on maximum points. 2 x Double glazed window to rear elevation, panel heater, ceiling light point, adequate power points.

Jack & Jill Bathroom *2.72m x 2.16m (8' 11" x 7' 1")*

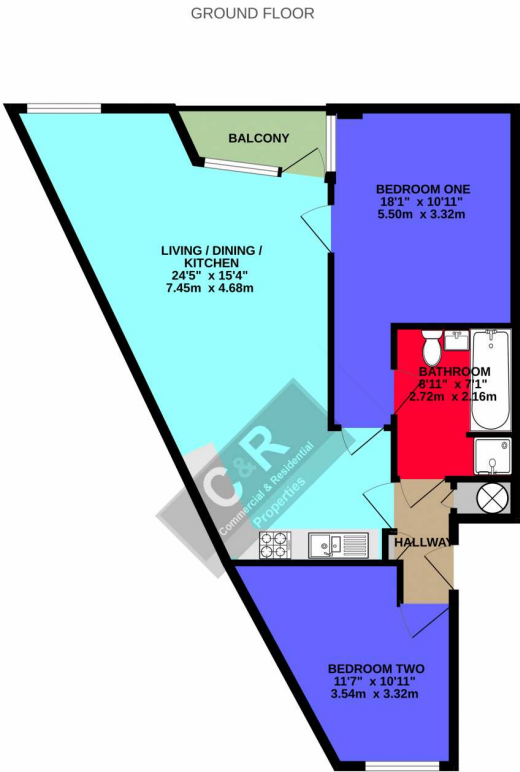
White 4 piece bathroom suite comprising: white bath with chrome shower mixer tap. Shower cubicle tiled to full height. Hand wash basin with pedestal and W.C with seat and lid, Radiator, extraction unit, towel rail, ceiling light point.

Externally

The property has communal areas which has a lift. On the lower ground floor is secure parking.

Tenure

Leasehold 250 years granted in 1996. Service charge: Advised a monthly figure of £260.00 payable to Premier Estates. Ground rent £205.56 Per annum. EPC: C73



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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 misstatement. 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		84
(69-80) C	73	
(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: 1 Boston Street, M15

