



2

Bedrooms



1

Bathroom



C & R Hulme are delighted to offer this fantastic two bedroom apartment in the popular area of Hulme. The property which has undergone a recent refurbishment is on the 2nd floor and consists of a large bright lounge, two large double bedrooms, recently fitted bathroom & kitchen that leads onto a walk on balcony offering great views of open fields and the city centre skyline. The apartment benefits from UPVC double glazing and a gas central heating. Great locations as the property is only 5 minutes' walk to the city, Walking distance to all Universities and St Marys Hospital as well as being close Asda Hulme and the High Street. Excellent transport links with Princess Parkway nearby and good bus services making easy travel into and out of the city. Viewing highly recommended. Ideal first time buy or buy-to-let investment.

NO CHAIN.

Entrance Hall

Large entrance hall with access to all rooms. Laminate floor. Intercom, Recessed area providing useful storage space.

Lounge 4.92m x 3.59m (16' 2" x 11' 9")

Laminate floor. Radiator. UPVC window to rear elevation overlooking gardens & the city centre skyline. Ceiling light point. Storage Shelving.

Kitchen 3.60m x 2.62m (11' 10" x 8' 7")

Range of floor & walls units finished in High gloss white with black sparkle effect work tops with black Victorian style tiles. Integrated gas hob & oven, space for Fridge & washing machine. Inset 1.5 bowl sink with mixer tap. combination gas boiler. UPVC Door to patio. UPVC window overlooking communal grounds

Bedroom 1 3.79m x 3.15m (12' 5" x 10' 4")

Recently laid grey carpet. UPVC window to front elevation. Adequate power points. Radiator. Ceiling light point.

Bedroom 2 3.65m x 2.10m (12' x 6' 11")

Recently laid grey carpet. UPVC window to front elevation. Adequate power points. Radiator. Built in wardrobes. Ceiling light point.

Bathroom 1.82m x 1.66m (6' x 5' 5")

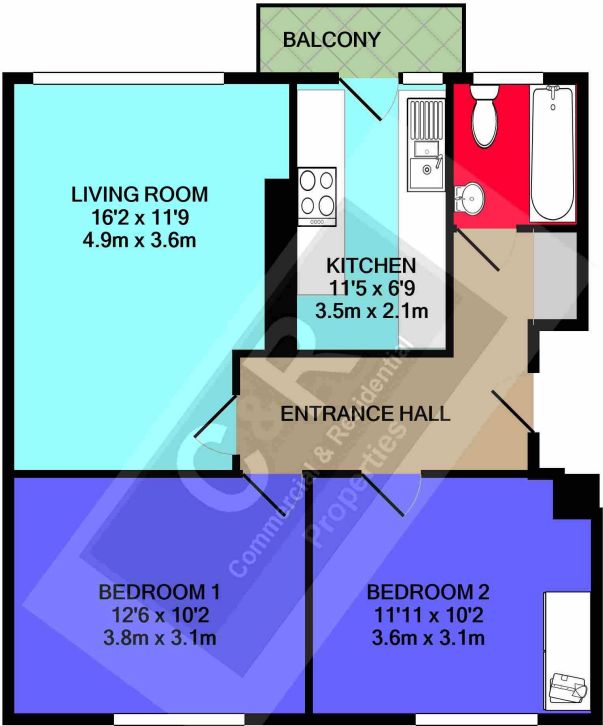
Three piece bathroom suite in white comprising; W.C, handwash basin with vanity unit and bath with electric shower over. Off white tiles to full height over bath with feature border. Chrome heated towel radiator. UPVC window to rear elevation. Ceiling light.

Tenure

Leasehold: 125 year lease granted on 06/07/1998. Service charge £ 33.33 per month payable to One Manchester. Ground rent is £10.00 per annum, EPC: 74C

Agents Notes

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C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	74	76
(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: Hulme, Manchester, M15

