

**C&R**

Commercial & Residential

Properties

Asking Price £120,000

Melrose Apartments, Hathersage Road, Manchester.

M13 0HX



1

Bedroom



1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |  
enquiries@candrproperties.co.uk

0161 227 9990





C & R Hulme are delighted to offer this well presented 1 bedroom ground floor apartment in Melrose Apartments. The property offers large lounge with balcony area, a large double bedroom fitted kitchen and shower room. The development comes with a residents gym and parking can be available. Close to St marys hospital and all univesities with great access links into and out of the city centre.

Currently rented up until July 2026 for 900pcm reflecting a great 9% return

**Entrance Hall**

Access to All Rooms, Storage Cupboard, Ceiling Light Point, Power Point.

**Lounge** 4.85m x 3.45m (15' 11" x 11' 4")

UPVC Window to side elevation and UPVC door to shared balcony. Electric panel heater.Ceiling light point, range of power points.

**Kitchen** 2.15m x 2.02m (7' 1" x 6' 8")

UPVC window to side elevation. Fitted kitchen with a range of floor and wall units finished in blue & beach with blue marble effect worktops. Blue splash back tiles. electric hob & oven with extractor over. Inset sink with chrome mixer tap. Under counter Fridge

**Bedroom** 4.26m x 3.26m (14' x 10' 8")

UPVC Window to side elevation. Electric panel heater. Ceiling light point, range of power points.

**Shower Room**

3 Piece shower suite consiting of shower cubicle with thermostatic shower. W.C and hand wash basin. Off white tiles to floor and green wall tiles through out. Heater towel rail extract fan & ceiling light point.

**Tenure**

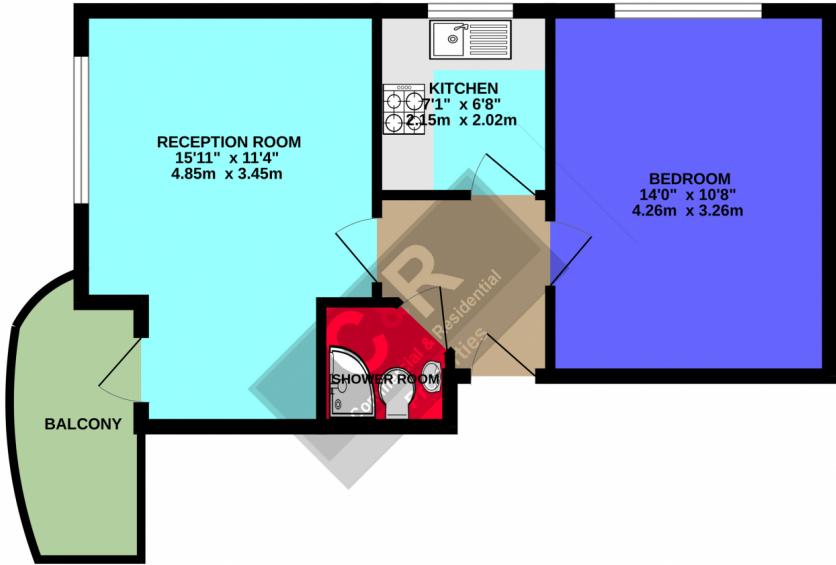
Leasehold: 125 years from 1999 Service charge: 100.00 PCM EPC: 75C

**Agency 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. (iv) Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.



GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

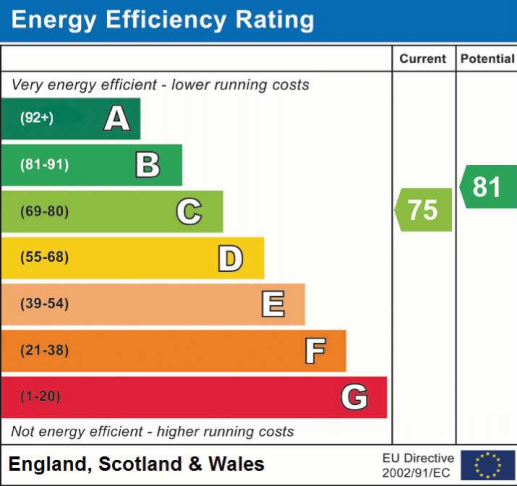


C & R PROPERTIES

TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metropix ©2025



Address: 159 Hathersage Road, M13

