



 2
Bedrooms

 1
Bathroom



C & R Hulme are delighted to offer this well presented two double bedroom apartment on the 2nd floor of the popular St Phillips development in Hulme. The property offers great accomodation consisting of a large open plan lounge with fitted kitchen, 2 double bedrooms and a fitted bathroom. Other benefits include storage, UPVC double glazed windows, gas central heating and parking. Great location as the property is on close proximity to the city centre and all universities. Viewing highly recommended. NO CHAIN

Entrance Hall

Large enclosed store room with double doors. Double panel radiator. Intercom system. Telephone point. Single light point. Power points.

Lounge/ Kitchen *5.13m x 4.52m (16' 10" x 14' 10")*

Lounge Area Large UPVC double glazed patio doors to front elevation as well as upvc window to front elevation. 2 double panel radiators. T.V Point. Laminate wood floor. Ceiling light point. Kitchen Area Fitted with comprehensive range of maple wood melamine base and wall units incorporating stainless steel extractor fan. Electric oven with 6 ring gas hob. Washing machine point. Ferrolli combination boiler. Grey ceramic splashback tiling with Black melamine worktops. Laminate wood flooring.

Bedroom 1 *3.47m x 3.40m (11' 5" x 11' 2")*

UPVC double glazed window to rear aspect. 2 x wall lights. Double panel radiator. Range of power points.

Bedroom 2 *3.40m x 3.12m (11' 2" x 10' 3")*

UPVC double glazed window to rear aspect. 2 x wall lights. Double panel radiator. Range of power points.

Bathroom *1.92m x 1.88m (6' 4" x 6' 2")*

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. Greenwood air vac fan fitted. Chrome heated towel rail. Inset spot lights.

External

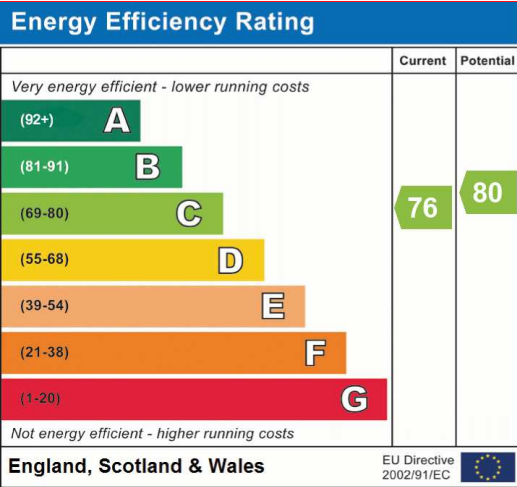
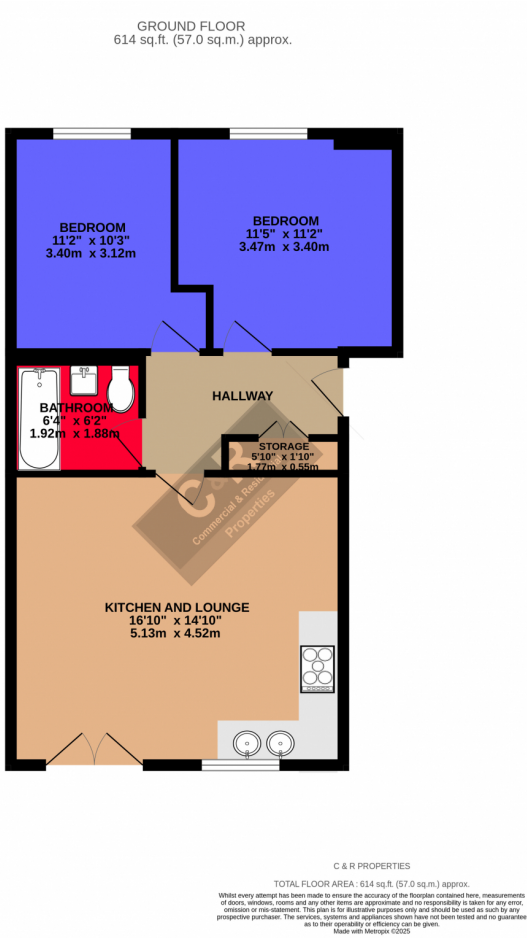
The development is set within well maintained grounds to the front and a secure parking space to the rear with electronic gates.

Tenure

Leasehold: Granted 2003 for 150 years Service charge: £102.58 payable to scanlans EPC: 76C

Agents Notes

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Address: Hulme, M15

