



 1
Bedroom

 1
Bathroom



C & R Hulme are delighted to offer this well planned design 1 bedroom Apartment in Hulme. Located close to the high Street, this ground floor apartment offers a bright lounge, fitted kitchen, large double bedroom and fitted bathroom. Great location as the apartment is minutes walk away from the High Street, Universities and the city centre. Excellent access links into and out of the city. Ideal investment or 1st time buy opportunity. NO CHAIN!!!

Entrance Hall

Alarm Panel, Entry System, Electric panel Heater, Fuse Box, Adequate Power Points, Smoke Alarm, Ceiling Light Point, Storage Cupboard with immersion heater. Access to all Rooms.

Lounge 3.79m x 3.16m (12' 5" x 10' 4")

Maximum Points 2 x Double glazed windows to front elevation. Laminate flooring, Storage Heater. Range of power points. Ceiling light point & range of power points Archway to Kitchen.

Kitchen 2.36m x 2.12m (7' 9" x 6' 11")

Double glazed window to front elevation. Fitted Kitchen with a range of floor & wall units finished in white and grey worktops. Inset sink with mixer, halogen hob, oven with extractor over. Space & plumbing for a fridge and washing machine. Strip light, range of power points. intercom. Extractor fan

Bedroom 3.79m x 3.21m (12' 5" x 10' 6")

Maximum points 2 x Double glazed windows to rear elevation. Storage heater, Range of power points. ceiling light point.

Bathroom 2.35m x 2.01m (7' 9" x 6' 7")

Obscure double glazed window to rear elevation. 3 Piece bathroom finished in Peach Consisting of Bath with panel and shower over, Handwash basin with pedestal and W.C Beige tiling to full height around bath

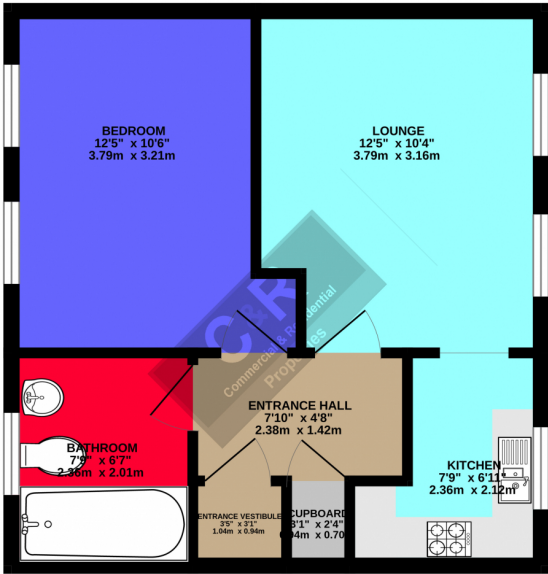
Tenure

Leasehold: 250 Years granted in 1996 Service charge: £131.16 per month which includes ground rent payable to scanlans property management EPC: C75

Agents 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.

GROUND FLOOR



C & R PROPERTIES

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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| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 79 |
| (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 Heron Street, M15

