

 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

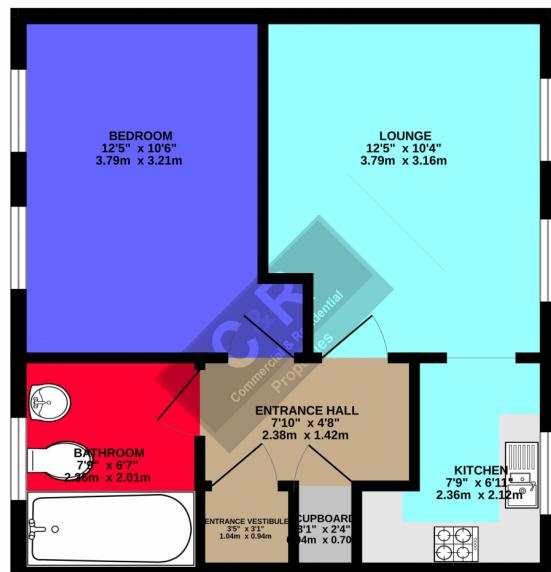
#### **Tenure**

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**

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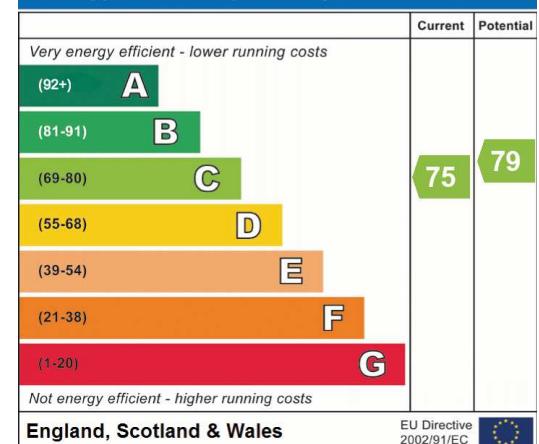
## GROUND FLOOR



C &amp; R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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 floorplan is a computer generated image and has not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating



Address: 1 Heron Street, M15

