



C&R



2

Bedrooms



1

Bathroom



C & R HULME are delighted to offer this two-bedroom 11th floor apartment, in an excellent location of Hulme. Situated close to Oxford Road and the city centre makes this the perfect location for professionals and students. The apartment benefits from a large lounge offering great panoramic views of the city, fitted kitchen, 2 double bedrooms, bathroom with separate W.C and 2 storage rooms.. Other benefits include gas central heating via a communal boiler and double glazing. Within close proximity to the Universities, Hospitals and the city centre, this property would suit either a first time buyer or an investor.

Entrance Hall

Entered via door into hallway with access to all rooms. oak engineered flooring, Two storage cupboards, white panel radiator, 2x ceiling light points & internal smoke alarm plus integrated communal heat alarm. Boiler Cupboard Central heating matrix boiler, extra storage space. Linen / Storage Cupboard Laminate flooring. Slatted shelving. Cloakroom / Storage Cupboard Shelving and ceiling light point.

Lounge 5.48m x 3.35m (18' x 11')

Spacious living area with large double-glazed white aluminium windows situated to the side of the elevator; providing excellent views of the city centre. Large white double panel radiator, a range of power points including a BT point, satellite point & 2 ceiling lights.

Kitchen 3.04m x 2.36m (10' x 7' 9")

Fully fitted contemporary kitchen with a range of base and wall units finished in XXXXXX with XXXX 1.5 inset bowl Franke sink with chrome mixer tap, inset oven & induction hob with extractor over. XXXXX splashback tiles. Range of power points. Double glazed window to side elevation with built in extractor unit again, providing excellent views of the city centre and surrounding areas. Completed with a double panel radiator and ceiling light point.

Bedroom 1 3.99m x 2.08m (13' 1" x 6' 10")

Laminate flooring. Double glazed window with amazing views of the city. Ceiling light, range of power points.

Bedroom 2 3.99m x 2.08m (13' 1" x 6' 10")

Laminate flooring. Double glazed window with amazing views of the city. Ceiling light, range of power points.

Bathroom 1.70m x 1.40m (5' 7" x 4' 7")

2 Piece white suite consisting of bath with panel and shower over and handwash basin with chroe mixer tap. Ceiling light point towel radiator.

W.C

Low Level W.C and ceiling light point.

External

The development has well maintained communal grounds with a seating area and adequate private off-road carpark. Parking is available to permit holders and served on an available basis.

Tenure

Leasehold - Approximatly 105 year unexpired Epc: 72C Service Charge: There is a service charge payable to One Manchester £108.33 per month.

Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	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	

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