

Roger W Dean & Company Ltd

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Roger Dean

*Estate Agents
Valuers*

Visit our web site – www.roger-dean.co.uk

Apartment 30, 106 Hall Lane, Baguley



‘A Well Presented Two Bedroomed Second Floor Apartment’

- Electric Heating
- uPVC double glazed windows
- Entry phone System
- Open plan lounge/fitted kitchen
- Two double bedrooms
- Bathroom/wc
- Allocated parking area
- Convenient location
- Viewing highly recommended
- Ideal investor or first time buy
- Close to transport links
- EPC rating C

Price: £165,000

This well presented two bedroomed second floor apartment will appeal to a first-time buyer or investor alike. The property offers a secure entry phone system, entrance hall, lounge which is open to a fitted kitchen, double bedrooms and a bathroom/wc with shower. Conveniently located for Manchester International Airport (hotels/rail station), the Metrolink system, Heald Green rail station with connections to the InterCity network, access to the national motorway network, the leisure facilities at David Lloyd Centre, The Village and Total Fitness Centre plus shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores) all of which are within a radius of three and a half miles or so. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive range of leisure/entertainment/recreational activities catering for a wide range of tastes.

Directions

From our Heald Green Office proceed along Finney Lane to the traffic lights, over onto Simonsway, turn right onto Greenwood Road proceed for ¼ of a mile, left on to Hollyhedge Road, right on to Wendon Road, left turn into Blackcarr road, second exit off the roundabout to Hall lane, proceed for ¼ of a mile where the block of flats will be found on your left-hand side.

Accommodation

Communal entrance hall

Entry phone system, electric meter cupboards and individual mail boxes, stairs to all floors.

Entrance hall

10'11 x 10'10 Electric storage heater, entry phone point, power points, storage cupboard housing water tank.

Lounge/fitted kitchen

19'3 x 18'2 overall **Lounge area:** Two electric storage heaters, uPVC double glazed windows, power points, tv point, phone point, open to **Kitchen area:** Fitted with a range of wall, base and drawer units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, electrolux electric oven/grill, Electric Hob with extractor hood above, tiled to splashback areas, fridge freezer, power points.

Bedroom 1

14'8 x 8'11 Electric storage heater, uPVC double glazed window, power points. tv point, – storage space, fitted robes providing good hanging and storage space.

Bedroom 2

10'9 x 10' Electric storage heater, uPVC double glazed window, power points.

Bathroom/wc

6'10 x 6'2 Fitted suite in white comprising bath with shower over – shower screen, pedestal wash basin with cabinet above, close coupled wc, chrome ladder style radiator, half tiled in ceramics, extractor fan.

Outside

The apartments are set in communal gardens with shrub/bushes and enclosed within fencing, secure allocated car parking space located next to the rear entrance of the building.

Management fee

£1620 - includes cleaning and gardening to the communal areas, window cleaning and buildings insurance

Tenure

Leasehold - 128 years

Ground rent

£125 per annum

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M23 1DJ

Purchase Price

£165,000

Viewing Arrangements

By appointment with the agents.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.

Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.

Ground Floor

