

**Roger W Dean & Company Ltd**

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***Roger Dean***

***Estate Agents  
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**Visit our web site – [www.roger-dean.co.uk](http://www.roger-dean.co.uk)**

# **Flat 17, Lantern Court 106 Hall Lane, Baguley**



## **‘A Two Bedroomed First Floor Apartment’**

- **No forward chain**
- **Electric heating**
- **uPVC double glazed windows**
- **Lounge**
- **Fitted kitchen**
- **Two double bedrooms**
- **Bathroom/wc - shower**
- **Communal parking**
- **Communal gardens**
- **Convenient location**
- **Ideal first-time buy**
- **EPC rating B**

# **Price: £150,000**

Ideal investor or first-time buyer property, this two double bedroomed second floor apartment is presented in nice order throughout. Offering electric heating, uPVC double glazed windows, lounge open to fitted kitchen, two bedrooms and a bathroom/wc with shower. The apartment has communal allocated parking area and visitor parking along with communal gardens. Within a radius of three miles or so are the centres of Wythenshawe and Altrincham providing shopping facilities together with department/superstores and the Metro terminus, Tesco Extra, Matalan etc., on Altrincham Road, the hospitals at Baguley, Manchester International Airport (hotels/rail station), access to the national motorway network and Southmoor Trading Estate. Manchester and Stockport are some nine/seven miles distant respectively, both of which offer a more extensive range of leisure/ recreational/entertainment opportunities catering for the majority of tastes.

### Directions

From our Heald Green Office proceed along Finney Lane, continue onto Simonsway and continue past The Forum and The Manchester Academy turning right onto Greenwood Road. At the junction turn left onto Hollyhedge Road, proceed across the M56, turn first right onto Wendon Road, left onto Blackcarr Road. Turn right at the mini roundabout onto Hall Lane and Lantern Court will be found on the left hand side.

### Accommodation

#### Communal canopy porch

Entry phone access system. Door to:

#### Communal entrance hall

Communal post boxes, light, stairs to all floors. Entrance door to F17

#### Entrance hall

10'11 x 5'5 Entry phone, electric radiator, power points, storage cupboard housing the hot water cylinder.

#### Lounge/kitchen

18'1 x 18' **Lounge area:** Electric radiator, uPVC double glazed window, power points, tv point, phone point, open to **Kitchen area:** Fitted wall and base units providing storage and working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap, Electrolux oven/grill, electric hob with extractor hood above, Willow washing machine, fridge freezer, power points, laminate flooring, tiled to work areas, uPVC double glazed window, coving.

#### Bedroom

11'6 x 11'4 Electric radiator, uPVC double glazed window, power points.

#### Bedroom

11'6 x 9'10 Electric radiator, uPVC double glazed window, power points.

### Bathroom/wc

6'9 x 5'11 Fitted suite in white comprising twin grip panelled bath with Mira shower over – shower screen, pedestal wash basin, close coupled wc, chrome heated towel rail, shaver socket, mirror fronted cabinet, tiled to splash areas, uPVC double glazed window.

### Outside

The development has allocated parking plus visitor parking, communal gardens.

### Service Charge

£1724.64 per annum

### Ground Rent

£125.00 per annum

### Tenure

Leasehold

### Council Tax

Band B – Manchester CC

### Possession

On completion

### Postcode

M23 1DJ

### Purchase Price

£150,000

### 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.

