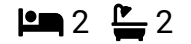




Anvil Place, Hulme, Manchester M15

Guide Price £200,000



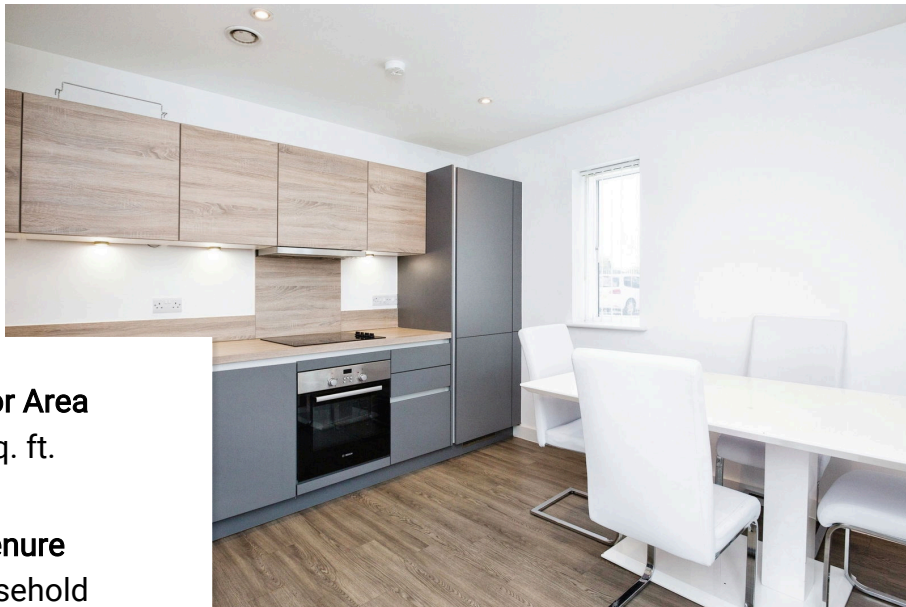
Anvil Place is a purpose built development situated in the grounds of the former Hydes Brewery in Hulme, which offers easy access to the city centre and wider Northwest and Airport which lies sum 9 miles south.

The property would make an ideal first time buy or investment with a potential of £900 PCM if it were to be let.

Briefly comprising of : Secure communal entrance, private entrance with storage cupboard, a superb sized dual aspect living area which is open to the well appointed kitchen with integrated appliances, two double bedrooms with the main being en-suite and a further bathroom with three piece suite in white with shower over the bath.

Externally the property has the added benefit of an allocated parking space.



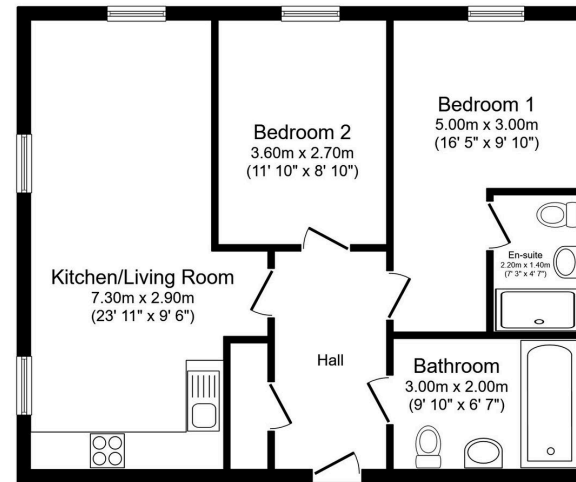
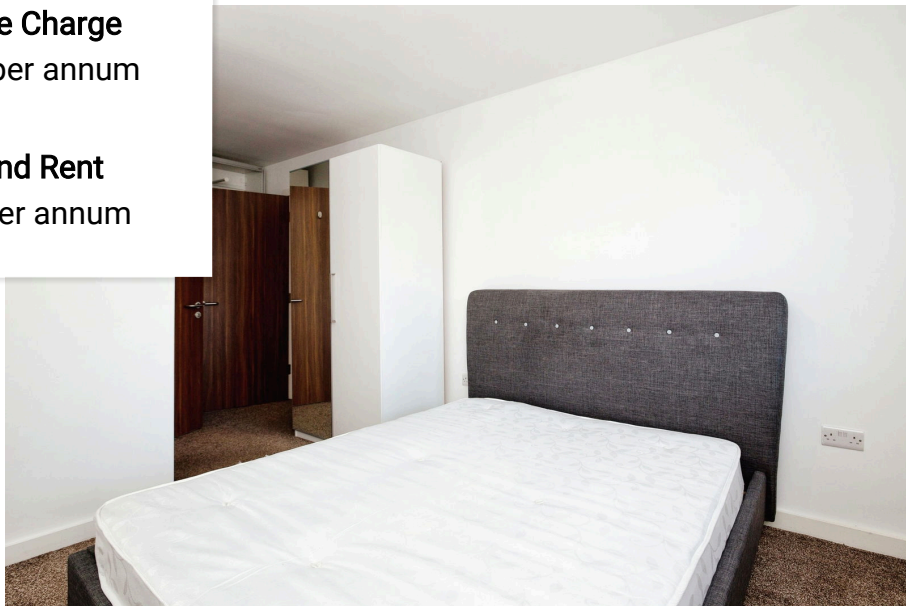


Floor Area
sq. ft.

Tenure
Leasehold

Service Charge
£1148 per annum

Ground Rent
£350 per annum



Total floor area 63.4 sq.m. (682 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

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