



**18 Martingale Court, Cheetham Hill
Manchester M8 0AR**

Offers Over £135,000

Hyde Estates are delighted to offer this two bedroom top floor apartment for sale. Built circa 2003 this modern block of apartments is set within tended communal gardens and benefits from residents parking. Offered with no onward chain the apartment is ideally suited to both first time buyers and investors with an estimated rental return of £12,000 per annum.

Martingale Court is conveniently located on the outskirts of Manchester City Centre, just 1.5 miles from Manchester Victoria train station. Commuters can take advantage of the excellent public transport links with frequent buses along Cheetham Hill Road (A665) heading to the city centre and the local Metrolink Station at Queens Road which is less than a mile away. Other local amenities include; Manchester Fort, schools, grocery stores, places of worship and restaurants.



Accommodation

Briefly comprising; communal entrance, hallway, living room, kitchen, two double bedrooms, ensuite and separate bathroom. communal entrance with intercom access. As you enter the apartment there is a hallway which opens to most rooms. The living room is generously proportioned with space for both lounge and dining furniture, a dormer window provides lots of natural light and double doors open to the kitchen. Fitted with both wall and base units the kitchen has a tiled floor and splash backs, integral oven and four ring electric hob with extractor hood above. Space for a fridge, separate freezer and plumbing for a washing machine. On the first floor there are two double bedrooms with fitted cupboards one of which benefits from an ensuite shower room with white suite of; wc, washbasin and shower cubicle. The separate bathroom features a matching white suite of; wc, washbasin and bath with tiled splash backs.

Room Measurements

Living room: 19'8" x 14'5" at extremes

Kitchen: 10'10" x 6'1"

Bedroom 1: 19'6" x 11'10" at extremes

Ensuite: 9'2" x 8'5"

Bedroom 2: 13'8" x 12' at extremes

Bathroom: 6'3" x 6'10"

Gardens

Tended communal gardens.

Parking

Residents parking available.

Additional Information

Features gas central heating and uPVC double glazed windows throughout.

Intercom access via secure video entry phone.

Tenure

We understand from the vendor that the property is Leasehold subject to a 150 year lease which commenced in January 2003. Annual ground rent of £300.

Service Charge

We understand from the Vendor that the service charge is £1657.80 per annum. To be confirmed by the buyers solicitor.

Council Tax

Manchester Council, Band B.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
(1-20)			(1-20)		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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