

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hart Road

Manchester, M14 7BA

£180,000



Council Tax:



# 193 Hart Road

Manchester, M14 7BA

£180,000



- WITHIN 0.1 MILES OF PLATT FIELDS PARK
- WITHIN 0.5 MILES OF FALLOWFIELD
- ALLOCATED PARKING
- GREAT LINKS TO THE CITY CENTRE
- WITHIN 1 MILE OF UNIVERSITY CAMPUS
- SERVICE CHARGE: £1412.10 PER ANNUM
- EPC GRADE: C
- GROUND RENT: 108.96 PER ANNUM
- LEASEHOLD: BALANCE OF 999 YEARS

OFF ROAD PARKING  
NO CHAIN

Top floor nicely appointed apartment located within 0.5 miles of FALLOWFIELD with PARK VIEWS. The property consists of two double bedrooms, family bathroom, kitchen with living room and off road parking.

VIEWING HIGHLY RECOMMENDED!!!

## LIVING ROOM

Spacious living room with double glazed uPVC window connected to kitchen.

## KITCHEN

With eye and base level units, roll top countertop, double glazed uPVC window and laminate flooring

## MASTER BEDROOM

Spacious double bedroom with double glazed uPVC window and fitted carpets.

## SECOND BEDROOM

A further double bedroom with uPVC double glazed window and fitted carpets.

## BATHROOM

With laminate flooring, bath with shower over, pedestal style sink and low level W/C.

## Road Map



## Hybrid Map



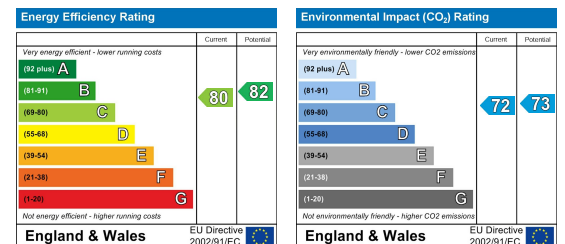
## Terrain Map



## Viewing

Please contact our Hunters South Manchester Lettings Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.