



77 Garthorp Road, Manchester, M23 0AT

Two bedroom second floor apartment with allocated parking, situated on a popular residential development and within walking distance to the Metrolink and Wythenshawe Park.

The property briefly comprises; communal entrance, private entrance hall with storage cupboard and intercom system, bright and airy living room, fitted kitchen, two good size bedrooms bedrooms and a fitted bathroom with useful storage cupboard housing the water tank. Allocated parking for residents and spaces for visitors. NO CHAIN! CALL NOW TO VIEW!

Leasehold. Council Tax Band B. EPC C.

£150,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lease Information

999 Year lease from 1999
Service Charge - £152 PCM
Ground Rent - £100 PA
Rental Income Potential - £950 PCM

Lounge

14'10" x 11'3"
Reception room with laminate flooring, two UPVC windows, ceiling lighting and 'Fischer' electric radiator.

Kitchen

11'3" x 5'9"
Fitted with a range of wall and base level units with electric oven/hob. Space for washing machine and fridge freezer. Mosaic tiled splashback, vinyl tiled flooring, ceiling lighting and UPVC window.

Bedroom One

13'11" (into wardrobe) x 8'8"
Double bedroom with fitted wardrobe, carpeted flooring, ceiling lighting, UPVC window and plug in electric heater.

Bedroom Two

11'2" x 6'4"
Bedroom with carpeted flooring, ceiling lighting, UPVC window and plug in electric heater.

Bathroom

6'6" x 5'6"
Three piece suite comprising: low level WC, pedestal wash basin and bath with shower. Tiled walls, towel radiator, ceiling lighting, obscured UPVC window and hot water tank.

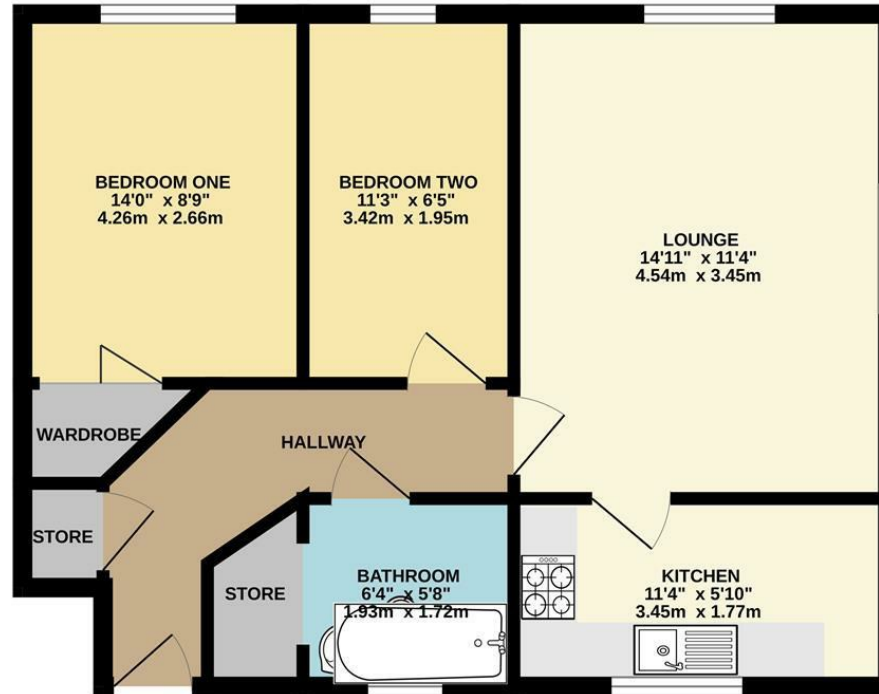


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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