



**Flat 6 Sir Williams Court, 198 Hall Lane, Manchester, M23**

£155,000

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# *jordan fishwick*

- Two Double Bedrooms
- Purpose Built Development
- UPVC Double Glazed
- Council Tax Band - B (Manchester)
- Large Lounge/Dining Room
- Great Location
- Electric Heating
- EPC - C

Situated on Hall Lane, this spacious modern apartment is positioned on the second floor. The accommodation briefly comprises of welcoming entrance hall, spacious lounge dining area, fitted kitchen with a range of base and wall units with contrasting worktop. Two good size double bedrooms and three piece bathroom suite. Outside are communal gardens and allocated parking. The development lies apposite Wythenshawe Hall. Close by are local shops, great transport links and popular primary and secondary schools. The M60 ring road & M56 Motorway is nearby giving direct access to Manchester City Centre, Manchester Airport, and the surrounding areas. In addition, the Metrolink is close by. The property overall is in excellent condition and is ideal for a first time buyer or buy to let landlord. This apartment is being offered with no onward chain and an early viewing is strongly recommended. Leasehold - 125 years remaining. Service charge £900 per annum. Ground rent £76.19 per annum. Allocated parking space included.











Floor Plans

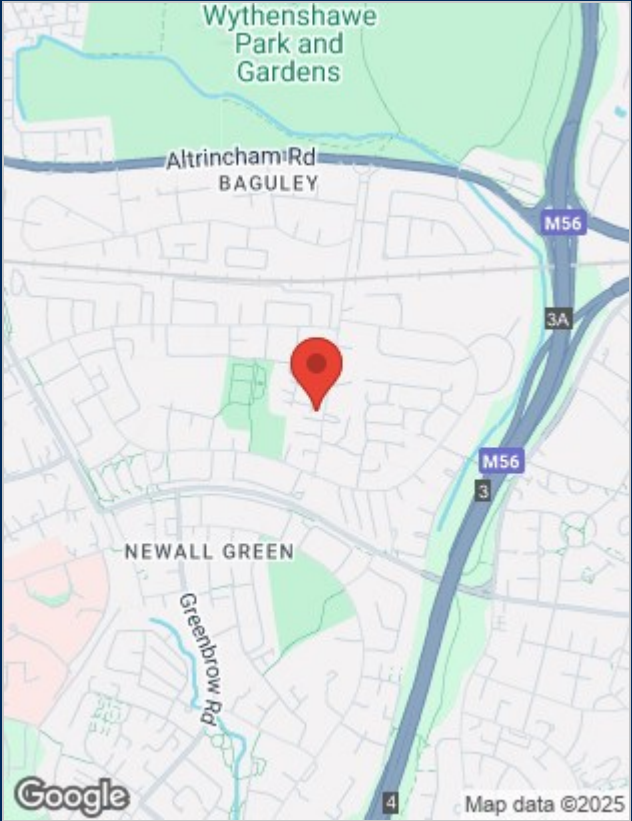


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

