

# Flat 5 Lees Hall Court Lees Hall Crescent, Fallowfield, Manchester, M14 6YP



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £135,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept, ONE DOUBLE BEDROOM, first floor apartment. Situated in a prime location in central Fallowfield on a quiet residential road. Close by to all local amenities, The Fallowfield campus and transport links giving direct access to Manchester city centre and St Mary's Hospital. In brief the accommodation consists of; A communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, a good-sized lounge/dining room, a fitted kitchen, a double bedroom and a white three-piece shower room completes this apartment. The apartment benefits from electric heating and communal off road parking.







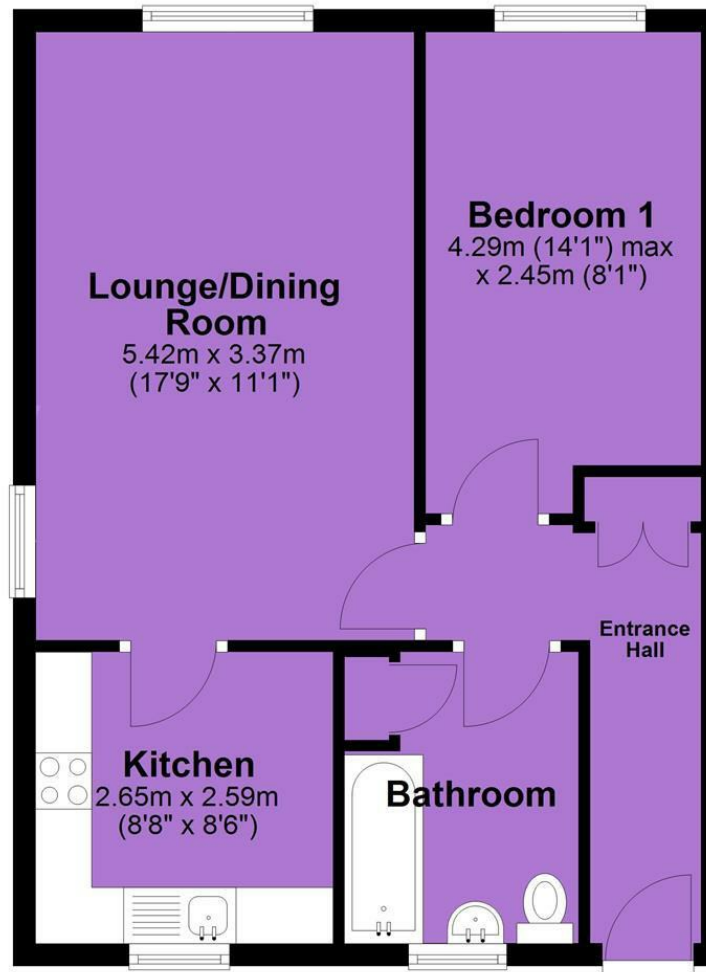
## EPC Chart

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



Tenure: **Leasehold** Council Tax Band: **A**

## First Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow