

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



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £125,000

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\*\*\*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

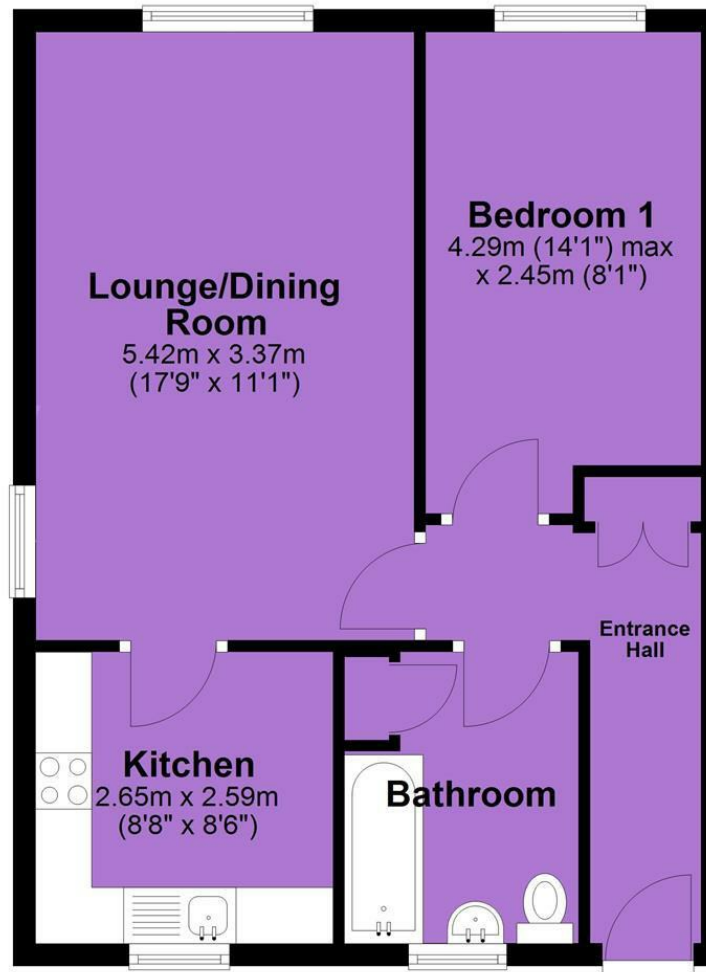
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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



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