



Exeter Court, Market Street, Middleton M24

- NO CHAIN
- CLOSE TO MIDDLETON TOWN CENTRE
 - THIRD/TOP FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS OR BUYERS LOOKING TO DOWNSIZE
 - COUNCIL TAX BAND - A
- POPULAR DEVELOPMENT ON EXETER COURT
- WELL MAINTAINED COMMUNAL GARDENS
 - WELL PRESENTED THROUGHOUT
 - READY TO MOVE INTO
 - EXCELLENT PARKING FACILITIES

Asking Price - Price £120,000



Hunters are delighted to present for sale this meticulously maintained third/top floor apartment located in the highly desirable development of Exeter Court. Situated close to Middleton town centre, this no chain property offers an exceptional opportunity for first time buyers or those seeking to downsize in a residential area of Middleton.

Upon entering the building, you are welcomed by a well maintained communal foyer that leads to the apartment's entrance hallway. The spacious lounge/dining area is bathed in natural light, providing a warm and inviting space, while the modern fitted kitchen features ample storage space. The apartment boasts double bedrooms, each generously proportioned. The bathroom is well appointed with a WC, corner bath, and hand wash basin.

Externally, Exeter Court is surrounded by beautifully landscaped communal gardens, offering an outdoor space for residents to enjoy. The development also benefits from excellent parking facilities, ensuring convenience and ease of access for residents.

Exeter Court is strategically situated off Market Street, providing easy access to Middleton town centre. Residents can enjoy a comprehensive range of amenities and facilities, including shops, supermarkets and public transport links, all within close proximity.

This well presented apartment is ready to move into and represents an excellent investment. Viewing is highly recommended to fully appreciate the quality and convenience this property offers.

- Tenure: Leasehold - 845 years remaining
- Ground Rent: £35.00 per annum
- Service Charge: £50.00 per calendar month
- Council Tax Band: A
- EPC Rating: D





Third Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



Total area: approx. 62.6 sq. metres (674.2 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.


Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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

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