



## Ninian Court, Sadler Street, Middleton M24

- NO CHAIN
- CLOSE TO MIDDLETON TOWN CENTRE
- FIRST FLOOR
- FULL RENOVATION REQUIRED
- SERVICE CHARGE OF £75 PCM
- POPULAR DEVELOPMENT ON NINIAN COURT
- WELL MAINTAINED COMMUNAL GARDENS
- IDEAL FOR FIRST TIME BUYERS OR BUYERS LOOKING TO DOWNSIZE
- EXCELLENT PARKING FACILITIES
- 845 YEARS REMAINING ON LEASE

Asking Price £110,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this first floor apartment in the sought after Ninian Court development. Conveniently located near Middleton town centre, While the apartment requires full renovation, it is chain free, making it an excellent chance to create a personalised living space in a prime residential area of Middleton.

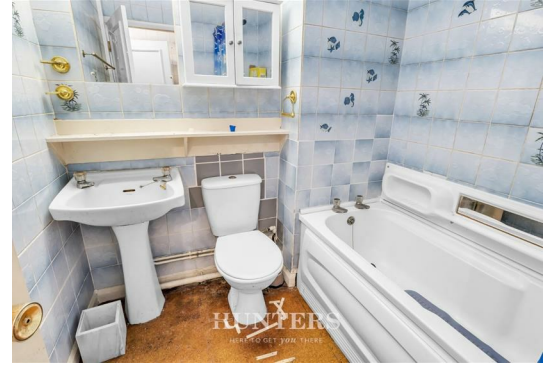
Upon entering the building, you are welcomed by a communal foyer that leads to the apartment's entrance hallway. The spacious lounge/dining area with French doors, bathed in natural light. While the kitchen features ample storage space. The apartment boasts two double bedrooms, each generously proportioned.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

Externally, Ninian 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.

Ninian Court is strategically situated off Sadler 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.

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: £75.00 per calendar month
- Council Tax Band: A
- EPC Rating: B





## First 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) <b>A</b>			
(81-91) <b>B</b>		84	84
(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	

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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