



Lawrence Copeland
town & city centre



FOR SALE

Apartment 84 Angora Drive, Trinity Riverside, Manchester M3 6AR

PRICE: OIEO £175,000 NO CHAIN

Located on the popular Trinity Riverside development within a quarter of a mile of Manchester City Centre and Deansgate, this stunning, beautifully refurbished, purpose built, top/2nd floor apartment has a replacement electric heating system, double glazing and intercom entry. The apartment has been beautifully redecorated throughout in contemporary décor with feature walls, new LED lighting, new oak finish laminate flooring, refurbished kitchen and shower room. Outside, there is resident parking and an enclosed communal rear garden area. Likely to appeal to owner occupier or property investor with a rental potential of approx. £1,100 to £1,200 pcm.

ACCOMMODATION

Ground Floor: Communal open porch with intercom entry bell system and mailboxes. **Communal Entrance Hall** with staircase to all floors.

Communal top/2nd floor landing: Apartment.

L shaped Reception Entrance Hall with front door, access to loft, LED lighting, contemporary grey décor, replacement Elnur Gabarron storage heater, attractive oak laminate flooring, built in cloaks cupboard, built in airing cupboard with hot water cylinder.

Impressive L shaped Lounge/Dining Room (front) measuring 13 ft 8 x 9 ft 6 (4.17m x 2.90m) plus 8 ft 2 x 6 ft 7 (2.49m x 2.01m) with two double glazed windows, opening to Kitchen, feature dynamic wall, contemporary grey décor, feature oak laminate flooring, feature LED lighting, replacement Elnur Gabarron storage heater.

Refurbished, high specification Fitted Kitchen (mid) measuring 7 ft 11 x 7 ft 4 (2.41m x 2.24m) with feature wall, LED lighting, impressive fitted units in contemporary style with deep form marble effect worktops and splashback, high gloss navy finish doors incorporating a range of base cupboards, feature black extractor hood, ceramic hob (vendor will install under oven prior to completion, if required), one and a half bowl single drainer sink unit, space and plumbing for washing machine, space and plumbing for slimline dishwasher, oak finish laminate flooring.

Bedroom One (rear) measuring 10 ft 11 x 9 ft 11 (3.33m x 3.02m) with double glazed window, oak finish laminate flooring, feature wall, contemporary décor, LED lighting, replacement Elnur Gabarron convector heater.

Bedroom Two (rear) measuring 10 ft 9 x 9 ft 11 into recess (3.28m x 3.02m) with double glazed window, oak finish laminate flooring, feature wall, contemporary grey décor, replacement Elnur Gabarron electric wall heater.

Superb, refurbished Shower Room/WC combined (mid) measuring 7 ft 9 x 5 ft 6 (2.36m x 1.68m) with high specification fitted white suite with gilt fittings comprising low level WC with flexible hose, wall basin, vanity plinth, shaver point, double shower cubicle with feature glazed shower screen and gilt monsoon shower head plus flexible shower hose, feature wall, metro style part ceramic tiled walls, oak finish laminate flooring, brass ladder radiator, LED lighting.

Outside, there is a rear communal landscaped enclosed garden area, and the development has resident parking.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 10th July 1992 (93 years remaining). Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Salford City Council

Council Tax Band: A

Directions

Travelling along The Crescent (A6) in the direction of Manchester City Centre, on reaching the traffic light junction with Adelphi Street, turn left into Adelphi Street and proceed along the road which eventually becomes Silk Street. Turn left into Brocade Close and bear to the right at the roundabout into Angora Drive where the apartment block can be found.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

D1824





ENERGY PERFORMANCE CERTIFICATE

84 Angora Drive
SALFORD
M3 6AR

Energy rating
D

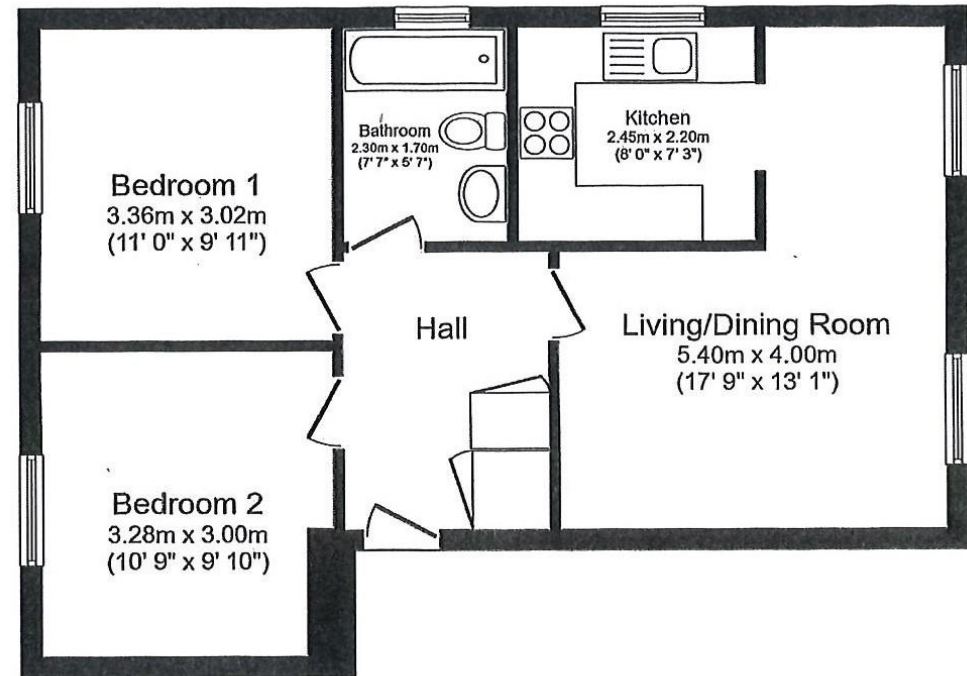
Valid until
14 January 2033

Certificate number
0110-2495-9191-2997-9315

Property type	Top-floor flat
Total floor area	49 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

Visit www.lawrencecopeland.com to view our latest properties