



Lawrence Copeland
town & city centre



FOR SALE

Apt 38, 2 New Belvedere Close, Stretford, Manchester M32 0EG

PRICE: **£149,950 NO CHAIN**

Ideal opportunity for owner occupier or property investor. Located within 400m of Stretford Mall and within 4 miles of Manchester City Centre, an attractive, purpose built, 2nd/top floor apartment with electric heating system, uPVC double glazing, intercom entry bell system. Attractive accommodation. Residents car park with designated parking space.

ACCOMMODATION

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

Communal 2nd/top Floor Landing: Apartment

L shaped Reception Entrance Hall with front door, walk in storage/airing cupboard, beech finish laminate flooring, storage heater and access to loft.

Substantial Lounge/Dining Room/Kitchen (side) measuring 23 ft 6 x 13 ft 2 (7.16m x 4.01m) narrowing to 11 ft 2 (3.40m) with uPVC double glazed window, storage heater, laminate flooring, fitted kitchen units with white doors and worktops incorporating a range of wall and base cupboards, extractor hood, electric hob with under oven, recess for fridge/freezer, space and plumbing for washing machine, single drainer sink unit.

Bedroom One (side) measuring 8 ft 7 x 9 ft 7 (2.62m x 2.92m) with uPVC double glazed window and wall heater.

Bedroom Two (side) measuring 9 ft 6 x 8 ft 8 (2.90m x 2.64m) with uPVC double glazed window and wall heater.

Bathroom/WC combined with white suite comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and electric over bath shower, chrome heated towel rail, mirror.

Outside

There are communal landscaped gardens to the front and residents car park with designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1st January 2003. 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.

Directions

Travelling from our office at Exchange Quay, turn left onto Trafford Road and on coming to the large roundabout at White City, bear to the right onto Chester Road (A56). Proceed along Chester Road for approximately 2 miles, eventually coming to the traffic light junction at Stretford Arndale Centre, turn right at the lights into Kingsway and at the next set of traffic lights turn right into Barton Road and then right into School Road for its full length, turning left onto Cyprus Street where New Belvedere Close can be found on the right hand side.

Local Authority is Trafford MBC
Council Tax Band: B

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.



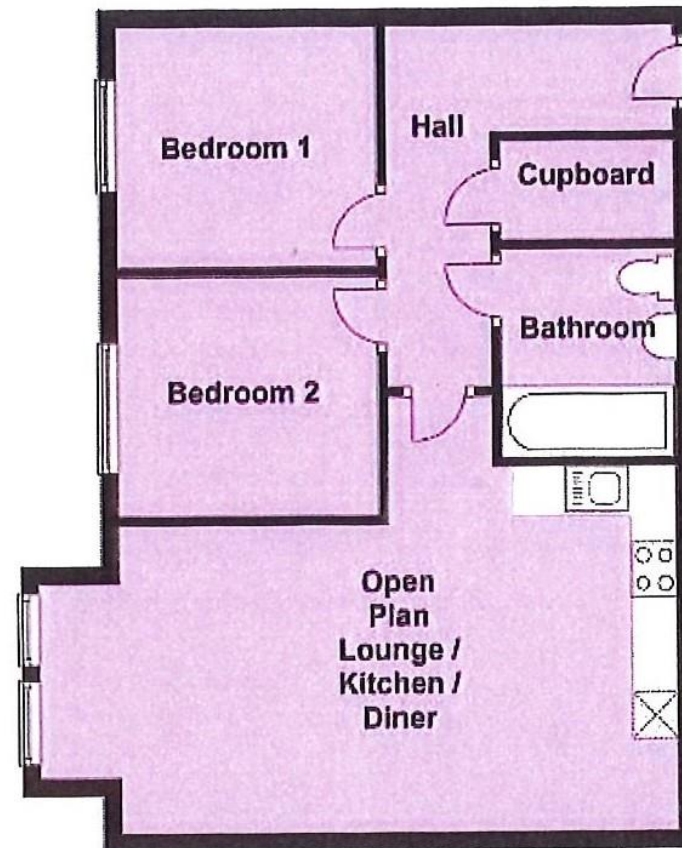
ENERGY PERFORMANCE CERTIFICATE

Apartment 38 2, New Belvedere Close Stretford MANCHESTER M32 0EG		Energy rating C
Valid until 3 March 2029	Certificate number 8521-6527-5570-3742-5906	

Property type: Top-floor flat
Total floor area: 58 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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

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