



Lawrence Copeland
town & city centre



FOR SALE

Apartment 46 Lockett Gardens, Trinity Gardens, Manchester M3 6BJ

PRICE: £179,950 NO CHAIN

NO CHAIN. Ideal for owner occupier or property investor with a rental potential of approximately £1,200 pcm. A brightly appointed, extensive, refurbished, south facing, 2nd/top floor apartment of 656 sq. ft. Features include electric heating system, uPVC double glazing, new carpeting, vinyl floor coverings, low energy LED lighting, enhanced kitchen, refurbished bathroom, complete redecoration throughout, ready to move into. Superb location within a quarter of a mile of Manchester City Centre and standing in gated development and including one allocated parking space and secure landscaped grounds.

ACCOMMODATION

Ground Floor: Communal Open Porch with intercom entry bell system, mailboxes and staircase to all floors.

Communal Top/2nd Floor: Apartment

Reception Entrance Hall with glazed front door, storage heater, intercom entry phone system.

Lounge/Dining Room (front), an impressive, south facing room measuring 18 ft x 10 ft 8 (5.49m x 3.25m) with contemporary grey carpet, LED lighting, storage heater, uPVC double glazed window.

Refurbished Kitchen (front) measuring 11 ft x 10 ft 3 (3.35m x 3.12m) with uPVC double glazed window and French door to Balcony, walk in storage cupboard, attractive fitted units with white high gloss doors and stone effect worktops including a range of wall and base cupboards, replacement ceramic hob with electric underoven, recess for fridge/freezer, space and plumbing for washing machine, one and a half bowl single drainer sink unit, LED lighting, part tiled walls, vinyl floor covering.

South facing Balcony measuring 18 ft 10 x 3 ft 6 (5.74m x 1.07m).

Master Bedroom One (rear) measuring 14 ft 8 x 9 ft 10 (4.47m x 3.00m) with two uPVC double glazed windows, storage heater, LED lighting, contemporary grey carpet.

Bedroom Two (rear) measuring 9 ft 11 x 7 ft 10 (3.02m x 2.39m) with uPVC double glazed window, wall heater, contemporary grey carpet, LED lighting.

Refurbished Bathroom/WC combined (front) measuring 9 ft 10 x 6 ft 4 (3.00m x 1.93m) with uPVC double glazed window, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with electric over bath shower and shower rail, extractor fan, LED lighting, electric fan heater, grey vinyl floor covering, part tiled walls.

Outside, there are attractive and extensive communal landscaped gardens around the development and a secure perimeter fence with electronically operated gates and designated parking space plus visitor parking bays subject to availability.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 27th February 1990 (91 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 (currently £2,310 per annum).

Local Authority is Salford City Council
Council Tax Band: B

Directions

Travelling along Chapel Street (A6) in the direction of Manchester City Centre, just before coming to the traffic light junction with Trinity Way, turn left into St Stephen Street, then turn left into Brotherton Drive where Lockett Gardens can be found on the right hand side.

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.

E2224



ENERGY PERFORMANCE CERTIFICATE

46 Lockett Gardens
SALFORD
M3 6BJ

Energy rating
C

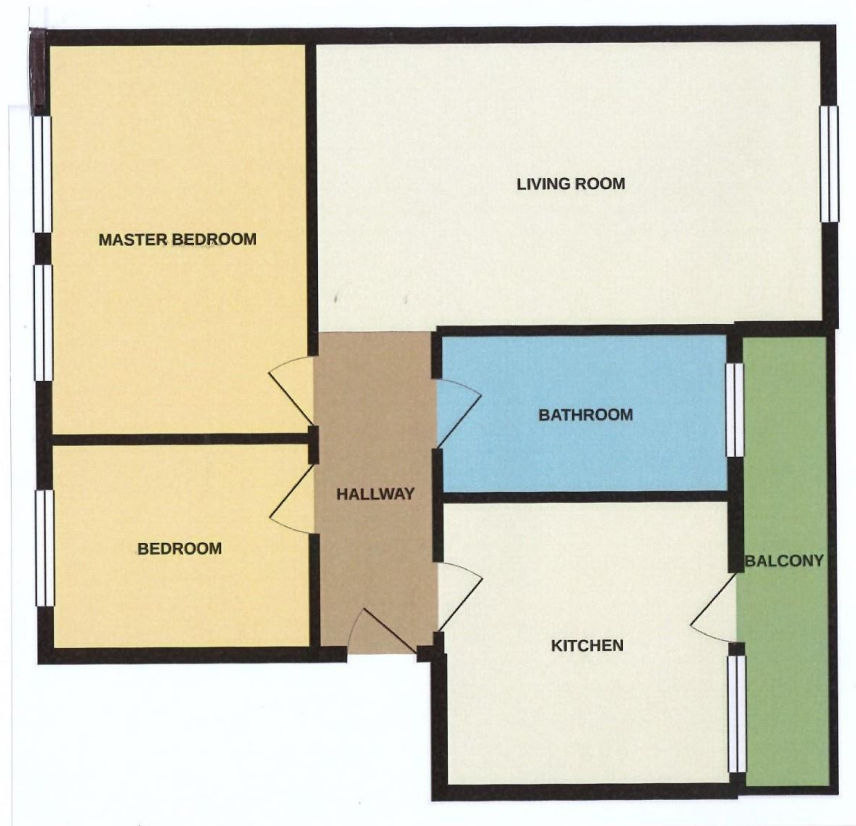
Valid until
16 February 2032

Certificate number
0495-1001-3202-1542-1200

Property type	Top-floor flat
Total floor area	61 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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.

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