

Lawrence Copeland
town & city centre



FOR SALE

Angora Drive, Trinity Riverside, Manchester M3 6AR

PRICE: **£175,000 NO CHAIN** * furniture, furnishings & freestanding appliances available by separate negotiation

Located on the popular Trinity Riverside development, a beautifully presented, substantially refurbished and improved, ground floor garden apartment with electric heating system, uPVC double glazing, intercom entry. Fabulous accommodation likely to appeal to owner occupier or property investor with a rental potential of approximately £1,200 pcm. To the rear there are enclosed communal rear garden areas and to the front there is exclusive use of a decorative flagged garden area with walled surround. Resident parking. Fantastic location within a quarter of a mile of Manchester City Centre and Deansgate. All amenities available. Viewing highly recommended.

ACCOMMODATION

**Ground Floor: Communal Entrance Porch.
Communal Entrance Hall: Apartment**

Reception Entrance Hall with front door, built in cloaks cupboard, built in airing cupboard with replacement hot water cylinder, wall heater, low voltage lighting, mosaic ceramic tiled floor.

Superb Lounge/Dining Room/Kitchen (front) measuring 17 ft 6 x 13 ft 9 (5.33m x 4.19m) with feature 60cm square ceramic marble tiled floor, three feature LED lights, uPVC double glazed window, uPVC double glazed French doors to decorative garden area.

High specification Kitchen Area with fitted units with red high gloss doors and granite worktops incorporating a range of wall and base cupboards, under pelmet lighting, housing/recess for American style fridge/freezer, tall cupboard, twin stainless steel sink with flexible tap, integral dishwasher, microwave, split level oven, ceramic hob, feature island with drawers, drawer pack.

Bedroom One (rear) measuring 10 ft 11 x 9 ft 10 (3.33m x 3.00m) with 60cm square ceramic marble tiled floor, uPVC double glazed window, wall heater.

Bedroom Two (rear) measuring 10 ft 8 x 9 ft 10 into recess (3.25m x 3.00m) with 60cm square ceramic marble tiled floor, uPVC double glazed window, wall heater, LED lighting.

Luxurious Bathroom/WC combined (mid) measuring 7 ft 11 x 5 ft 5 (2.41m x 1.65m) with high specification white suite with chrome fittings comprising low level WC, raised bowl on vanity plinth with drawers below, D shaped bath with glazed shower screen with over bath shower with monsoon shower head plus flexible shower hose, feature ceramic tiled walls and floor, chrome ladder radiator, LED lighting, extractor fan.

Outside, to the rear there are enclosed communal rear garden areas and to the front there is exclusive use of a decorative flagged garden area with walled surround. 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.

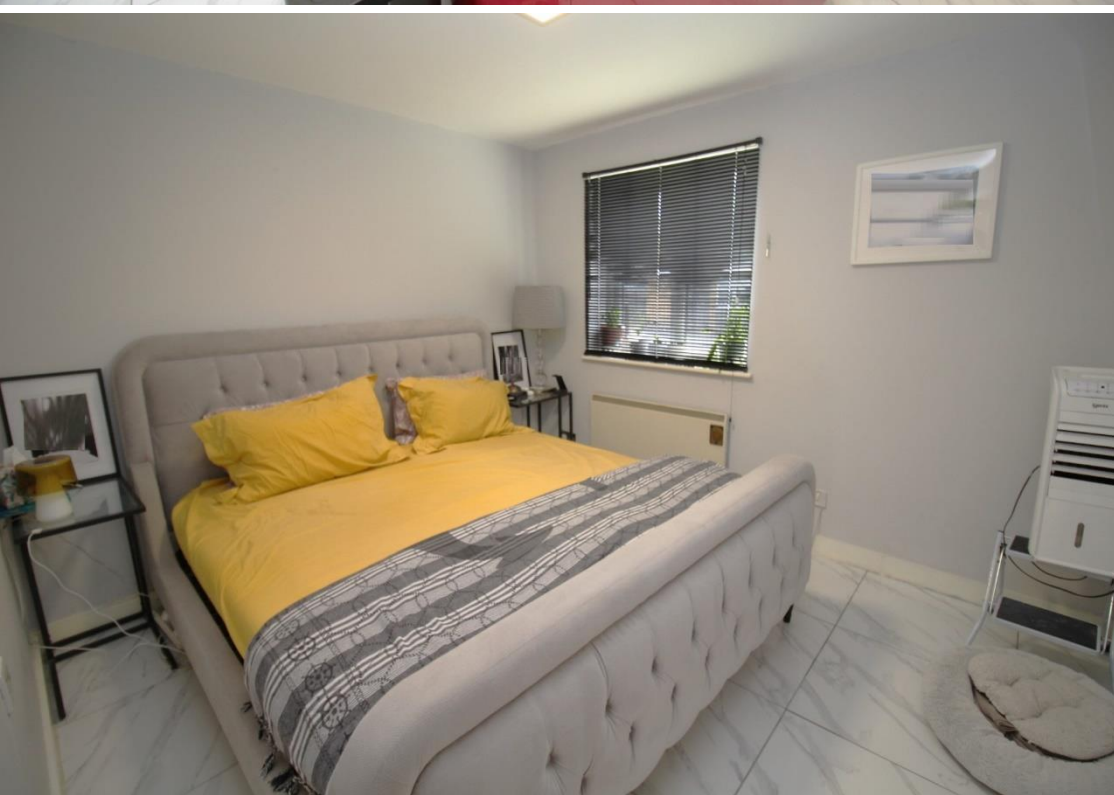
Fixtures and Fittings

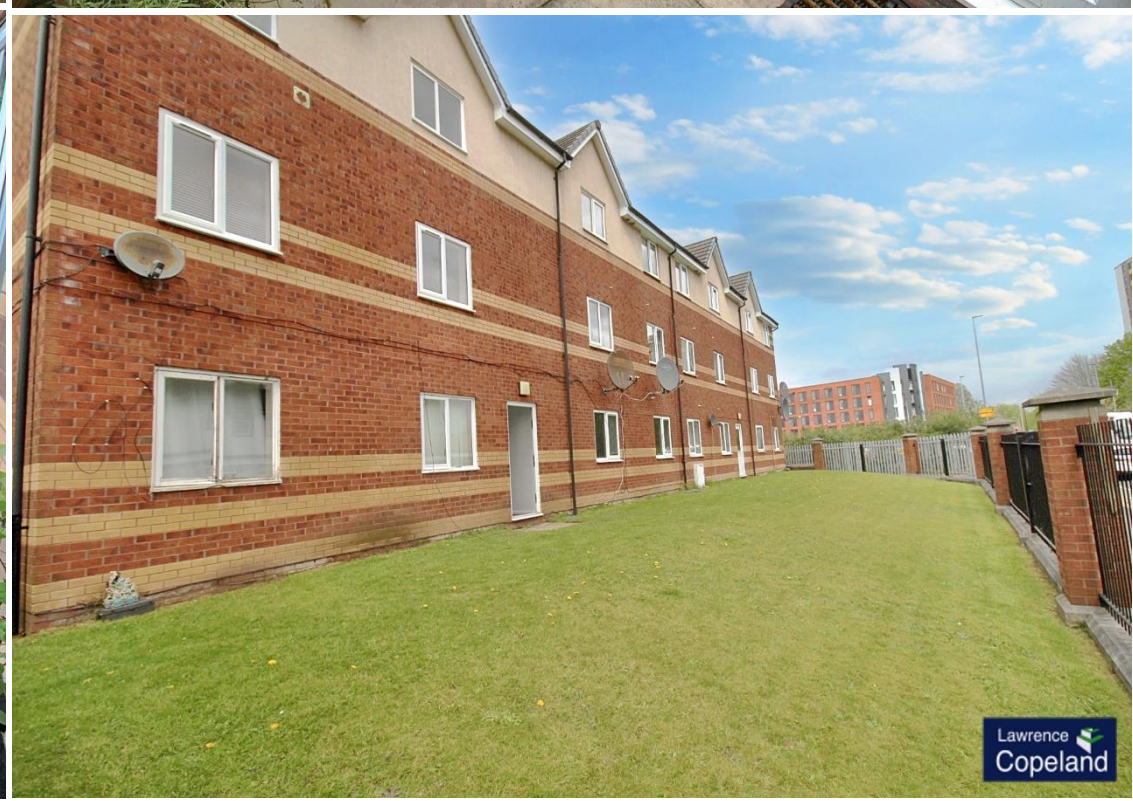
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

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

H1524





ENERGY PERFORMANCE CERTIFICATE

Angora Drive
SALFORD
M3 6AR

Energy rating
D

Valid until
9 August 2034

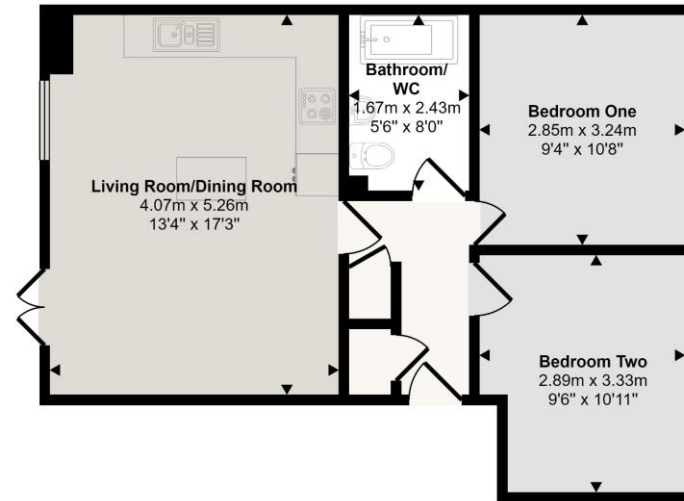
Certificate number
0081-1201-9204-9835-1904

Property type: Ground-floor flat
Total floor area: 48 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

Approx Gross Internal Area
51 sq m / 545 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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