



Lawrence Copeland
town & city centre



FOR SALE

Lawrence
Copeland

Apartment 15 Richmond Court, 50 North George Street, Manchester M3 6DW

PRICE: **£160,000 NO CHAIN** * furniture, furnishings & freestanding appliances available by separate negotiation

Located close to the Chapel Street regeneration area of Salford in the Trinity Quarter within 15 minutes' walking distance of Manchester City Centre. A superb, refurbished, extra large design, 1st floor apartment of approximately 688 sq ft (64 sq m). Likely to appeal to first time buyers, owner occupiers or property investors with a rental potential of approximately £900 pcm. Richmond Court is a small development with a central communal courtyard garden and this particular apartment comes with a secure under croft designated parking space. Beautifully presented, light and airy accommodation. Full Fibre internet services.

ACCOMMODATION

Ground Floor: Communal Entrance Hall leading to central communal courtyard garden area with communal staircase to 1st Floor landing.

Communal 1st Floor landing: Apartment

Reception Entrance Hall with front door, oak laminate flooring, replacement digitally controlled electric wall heaters with APP.

Superb Lounge/Dining Room/Kitchen (front), an immense room, measuring 21 ft 9 x 19 ft 3 (6.64m x 5.86m) with uPVC double glazed window, uPVC double glazed French doors to **Juliet Balcony**, oak finish laminate flooring, high specification fitted units with grey ribbed doors, beech finish trim and beech effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob, electric under oven, single drainer sink unit, space and plumbing for washing machine, recess for fridge/freezer, built in airing cupboard with hot water cylinder, two replacement electric wall heaters.

Good sized Double Bedroom (rear) measuring 13 ft 3 x 9 ft 5 (4.04m x 2.87m) with uPVC double glazed window overlooking the central communal courtyard, carpeted, replacement electric wall heater.

Luxury Bathroom/WC combined (mid) with high specification white suite with chrome fittings comprising low level WC, pedestal wash hand basin, glazed shower cubicle with electric shower, bath, vinyl floor covering, feature sparkling decorative wall covering, ECOAIR wall mounted dehumidifier.

Outside, there is a secure under croft designated parking space. Central communal courtyard garden area.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 01/02/2007. 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 coming to the traffic light junction at Adelphi Street, turn left into Adelphi Street and then first right into Cleminson Street, proceed, turning left into North George Street where Richmond Court can be found further up 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.

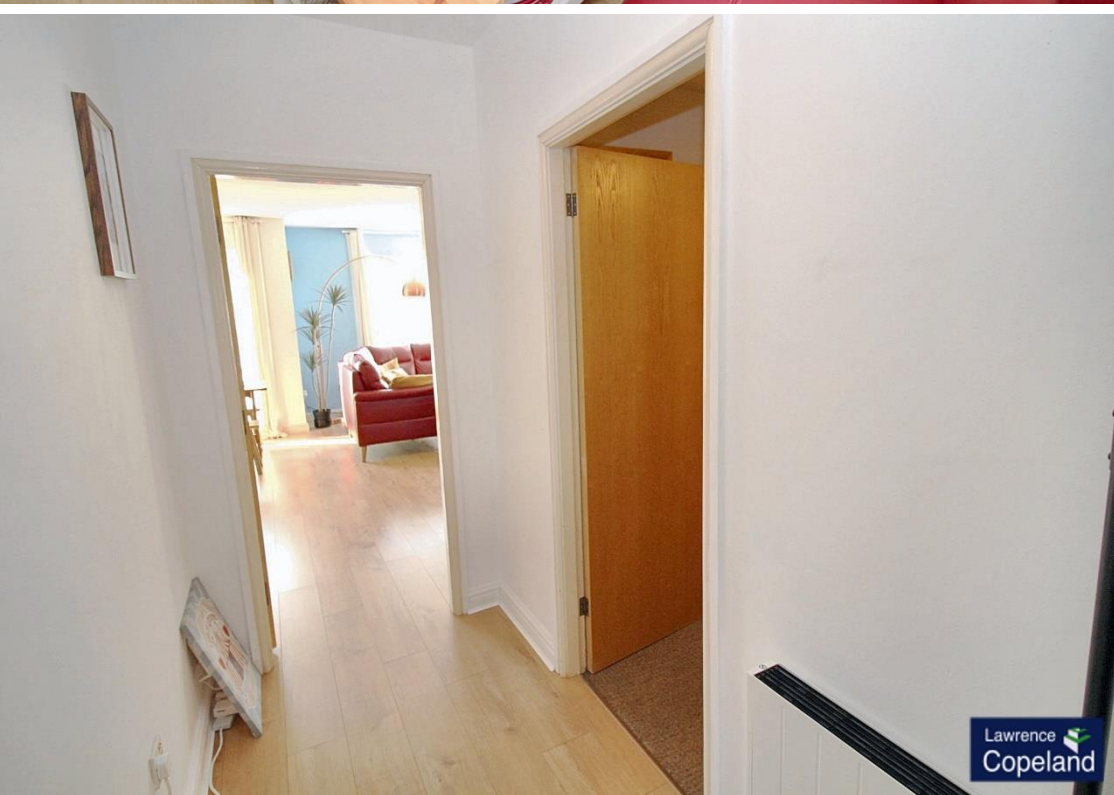
Fixtures and Fittings

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.

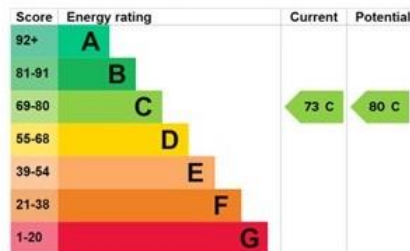
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ENERGY PERFORMANCE CERTIFICATE

Apartment 15 Richmond Court 50 North George Street SALFORD M3 6DW		Energy rating C
Valid until 3 December 2034	Certificate number 8021-0728-0860-7098-0443	
Property type Mid-floor flat		
Total floor area 61 square metres		



FLOOR PLAN

Approx Gross Internal Area
64 sq m / 692 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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