

Lawrence Copeland
town & city centre



FOR SALE

Apartment 15 Freshfields, Spindletree Avenue, Manchester M9 7HQ

PRICE: £110,000

Freshfields is a landmark development/conversion by LPC, located within four and a half miles of Manchester City Centre and within one mile of Metrolink tram station, railway and motorway network. This impressive, attractively appointed, well presented, 3rd floor apartment overlooks the front of the building with extensive views and is approximately 656 sq ft with an electric heating system, uPVC double glazing, intercom entry, communal lifts. The property is likely to appeal to owner occupier or property investor with a rental potential of approximately £1,000 pcm. To the rear of the development is a secure perimeter car park with electronically operated gates and one designated parking space. We are presently awaiting an updated EWS1 certificate, all remedial works carried out under the government building safety fund. Note, the ground rent has a deed of variation restricting the ground rent rising.

ACCOMMODATION

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

Communal 3rd floor landing: Apartment

Reception Entrance Hall with front door, beech finish strip flooring, wall heater.

Impressive Lounge/Dining Room/Kitchen (front) measuring 25 ft 9 (7.85m) x 11 ft 4 (3.45m) with beech finish strip flooring, feature uPVC double glazed full width bay window with superb views, side uPVC double glazed window, wall heater.

High specification Kitchen Area with fitted units with beech finish doors and slate effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob, electric under oven, recess for fridge/freezer, one and a half bowl single drainer sink unit. Walk in utility cupboard with hot water cylinder and space and plumbing for washing machine.

Bedroom One (front) measuring 12 ft 11 (3.94m) x 8 ft 2 (2.49m) with wall heater, uPVC double glazed window, carpeted.

Bedroom Two (front) measuring 11 ft 10 (3.61m) x 7 ft 6 (2.29m) with uPVC double glazed window, wall heater, carpeted.

Luxury Bathroom/WC combined (mid) with high specification white Villeroy Boch suite comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, vanity plinth, mirror, ladder radiator, extractor fan, part tiled walls, ceramic tiled floor.

Outside to the rear of the building there is a secure perimeter gated car park with electronically operated gates and one designated parking space and on the ground floor of the building there is a residents' gymnasium which is presently undergoing refurbishment.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 17/03/2005 (105 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). **Note, the ground rent has a deed of variation restricting the ground rent rising.**

Service Charge

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

Please note: we are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out the client we are acting for on the sale of this property is an employee and therefore a '**connected person**' as defined by that Act.

Local Authority is Manchester City Council
Council Tax Band: A

Directions

Travelling from Manchester City Centre in the direction of Blackley, proceed along Rochdale Road eventually coming to the traffic light junction with Victoria Avenue East, turn right into Victoria Avenue East and then turn fifth right into Colmore Drive, then turn left into Spindletree Avenue where Freshfields can be found on the left 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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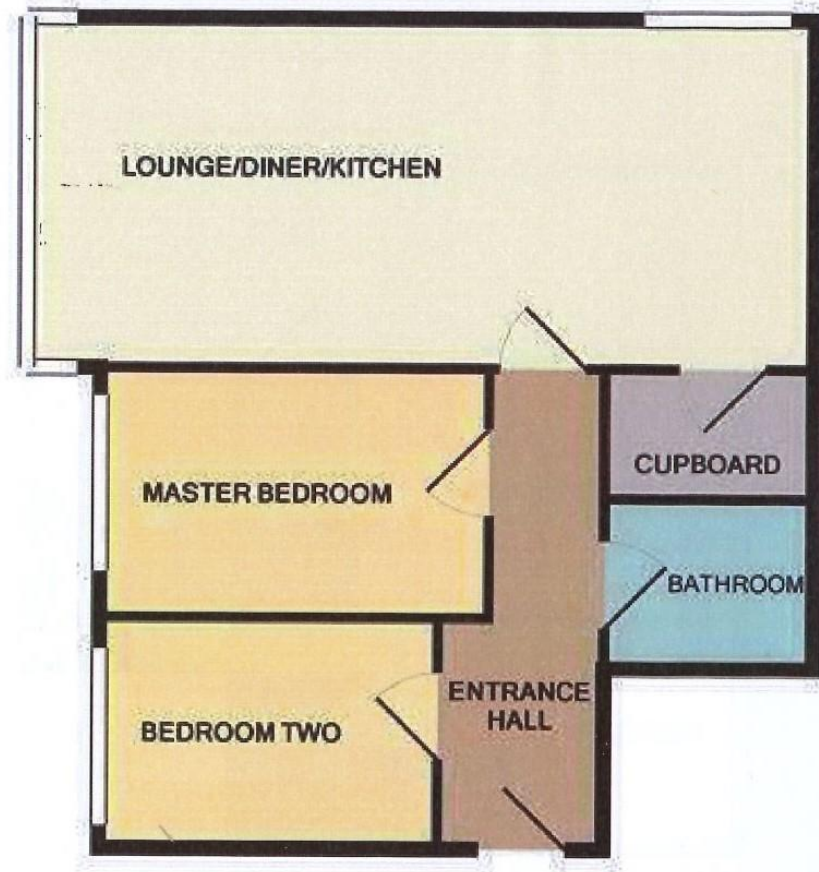
ENERGY PERFORMANCE CERTIFICATE

Apartment 15 Freshfield Spindletree Avenue MANCHESTER M9 7HQ		Energy rating D
Valid until 5 February 2035	Certificate number 0340-2796-6420-2405-7615	

Property type: Mid-floor flat
Total floor area: 61 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 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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