



Lawrence Copeland
town & city centre



FOR SALE

Apartment 53 Lockett Gardens, Trinity Gardens M3 6BJ

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

Priced For Quick Sale. Ideal for investor or owner occupier with rental potential of £1,100 pcm. A good sized, purpose built, ground floor apartment of approximately 753 sq ft with electric heating system, uPVC double glazing, intercom entry, designated parking space. Fantastic location within a quarter of a mile of Manchester City Centre, Deansgate and Spinningfields.

ACCOMMODATION

Ground Floor:

Reception Entrance Hall with walnut finish laminate flooring, built in storage cupboard, storage heater, glazed front door.

Substantial Lounge/Dining Room (rear) measuring 18 ft 3 x 10 ft 11 (5.56m x 3.33m) with uPVC double glazed windows to the side and rear, parquet flooring, storage heater.

Attractive Kitchen (rear) measuring 10 ft 11 x 9 ft 7 (3.33m x 2.92m) with uPVC double glazed window, uPVC double glazed door to Balcony, fitted units with chestnut finish doors and stone effect worktops incorporating a range of wall and base cupboards, space and plumbing for washing machine, recess for fridge/freezer, one and a half bowl single drainer sink unit, split level oven, ceramic hob, drawer pack, extractor fan, ceramic tiled floor. Balcony measuring 16 ft 9 x 3 ft 9 (5.11m x 1.14m) with walled surround.

Bedroom One (front) measuring 11 ft 11 plus wardrobes x 9 ft 8 (3.63m x 2.95m) with uPVC double glazed window, three double built in wardrobes, walnut finish laminate flooring, storage heater.

Bedroom Two (front) measuring 9 ft 9 x 8 ft (2.97m x 2.44m) with uPVC double glazed window, walnut finish laminate flooring, wall heater.

Bedroom Three (front) measuring 9 ft 9 x 8 ft (2.97m x 2.44m) with uPVC double glazed window, walnut finish laminate flooring, wall heater.

Bathroom/WC combined (rear) measuring 10 ft 6 x 6 ft 4 (3.20m x 1.93m) with uPVC double glazed window, low level WC, pedestal wash hand basin, bath with electric over bath shower, mirrored vanity cabinet, tall vanity cabinet, built in airing cupboard with hot water cylinder, electric fan heater, chrome towel rail, ceramic tiled walls and floor.

Outside, there are attractive and extensive communal landscaped gardens around the development and a secure perimeter fence with electronically operated gate. 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 21st June 1989. 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: B

Directions

Travelling along The Crescent (A6) in the direction of the City Centre, on coming to the traffic light junction with Adelphi Street, turn left into Adelphi Street. Turn first right into Cleminson Street, proceed for its full length, turning left into St Stephens Street and then 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.

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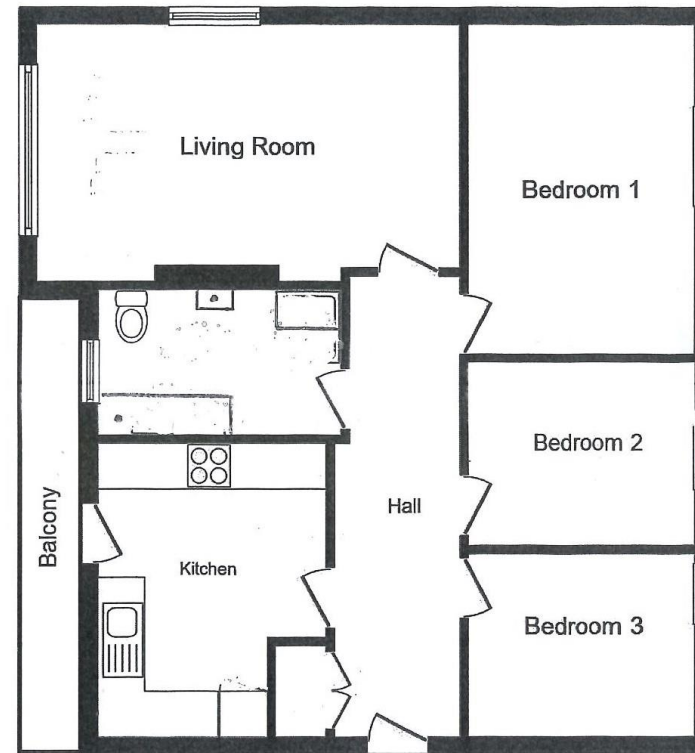
ENERGY PERFORMANCE CERTIFICATE

53 Lockett Gardens SALFORD M3 6BJ	Energy rating C
Valid until 4 November 2031	Certificate number 9110-2544-3090-2109-4165

Property type	Ground-floor flat
Total floor area	70 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 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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