



Flat 38 Parkside, 193 Hart Road, Fallowfield, Manchester, M14 7BA

Offers In Excess Of £185,000

- Well Presented Top Floor Apartment
- Kitchen with Built In Oven & Hob
- Close to Transport Links
- Two Double Bedrooms
- Allocated & Visitor Parking
- No Vendor Chain
- Modern Main Bathroom and En-Suite
- Convenient for Hospitals, Universities & City Centre

193 Hart Road, Manchester M14 7BA

Well Proportioned Apartment. Two Double Bedrooms. Two Bathrooms. Allocated & Visitor Parking Spaces. Good Presentation Throughout. Third Floor Location . Long Leasehold 974 Years Remaining. Sought After Location. Fantastic Transport Links. Convenient for The Christie and MRI, Universities and Manchester Centre. No Vendor Chain



Council Tax Band: C



Joules are delighted to bring to the market this well presented apartment offering two double bedrooms and two bathrooms. Located on the top floor of this attractive development which is set back from Hart Road and backs on to Platt Fields. Situated in a sought after location within easy reach to Manchester City Centre, Manchester Royal and The Christies hospitals along with the universities. Closer to hand is Fallowfield centre with all its amenities

The accommodation briefly comprises: Communal entrance, lobby with individual letterboxes and entry phone system, stairs up to all floors. Private entrance door, hallway with storage, lounge/diner with door to kitchen. Principle double bedroom with walk-in wardrobe and ensuite with white suite, further double bedroom and main bathroom with white suite. Outside is a carpark offering allocated parking along with visitor parking along with communal well tended grounds. Offered with No Vendor Chain.

Entrance

Spacious hallway with coat hanging hooks and space to store a bicycle. Intercom system, Creda panel electric storage heater, double doors to lounge, further doors to both bedrooms and main bathroom. Doors to handy storage cupboard and an airing cupboard. Loft hatch to handy storage area.

Lounge/Diner

11'5" x 11'3"

Accessed via double doors from the hallway, two double glazed window to the front elevation, Creda panel electric storage heater, ceiling coving, door to kitchen. Space for small dining table and chairs

Kitchen

9'8" x 7'4"

Kitchen with a range of modern units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in four ring electric hob with electric oven below and integrated cooker hood over. Plumbed and access for an automatic washing machines, space for a fridge/freezer. Roll top work surfaces with tiled splashbacks. Kickboard electric heater. Double glazed window to the front elevation. Space for small bistro table and chairs.

Bedroom One

12'6" x 10'0"

Max measurements.

Double bedroom. Double glazed window to the front elevation, Creda panel electric storage heater. Door to en-suite. Door to walk in wardrobe housing clothes hanging rail and shelving, light.

En-Suite

Ensuite with modern white suite comprising: Low level WC. Pedestal wash hand basin with tiled splashback. Shower cubicle with tiled splashbacks housing Triton shower. Double glazed window with obscure glass to the front elevation. Extractor fan, wall heater

Bedroom Two

10'2" x 9'7"

Further double bedroom. Double glazed window to the side elevation with views over Platt Fields, Creda panel electric storage heater.

Main Bathroom

6'5" x 5'9"

White three piece bathroom suite comprising: Panelled bath with Triton shower over and shower screen, pedestal wash hand basin, low level WC. Tiled splashbacks. Extractor fan, wall heater.

Outside

Allocated and visitor parking. Communal garden area. Bin store

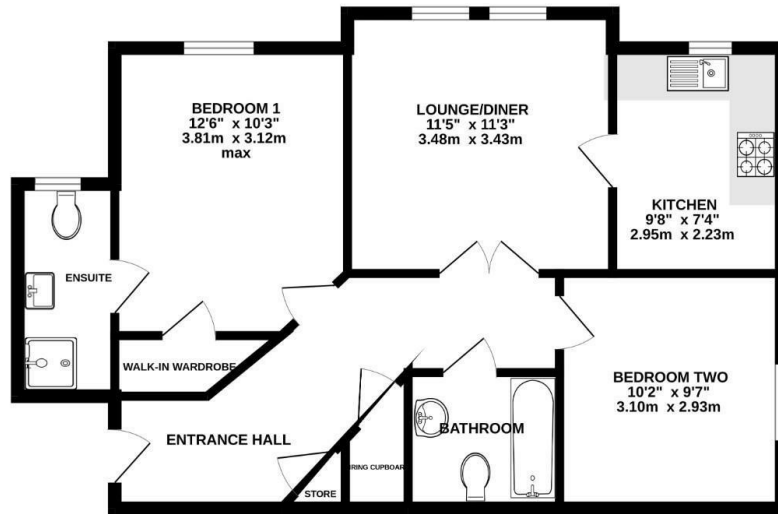
Furniture & White Goods

Please note, the furniture and white goods are negotiable under separate agreement

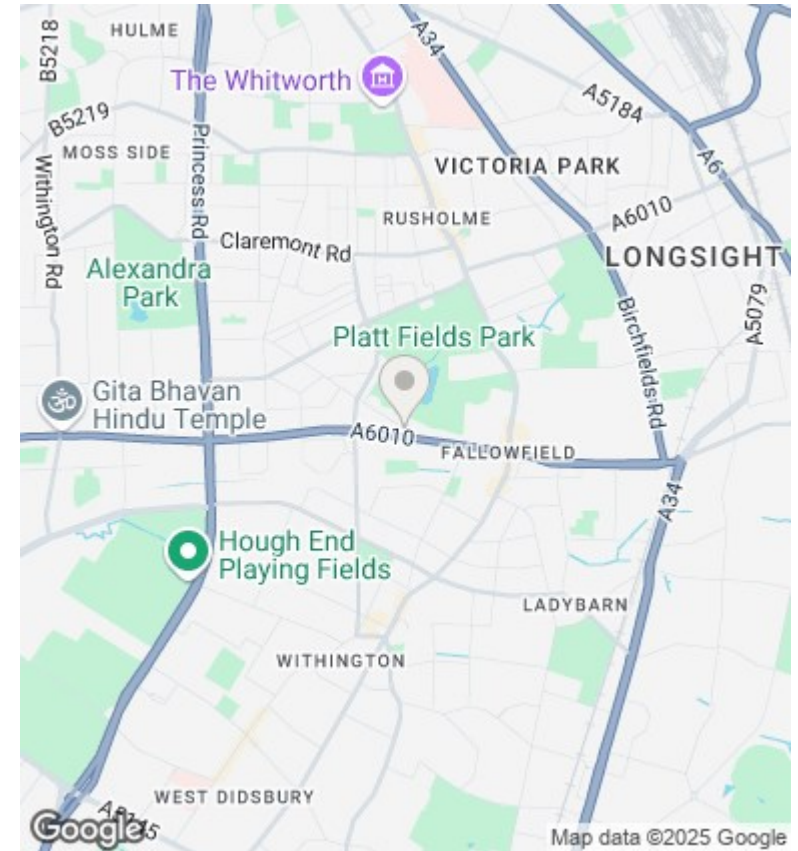




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the Floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	