

Flat 27, Beech House, 2 Lauriston Court, Manchester, M22

Asking Price

£159,950

DESIRABLE AND IMMACULATE
THROUGHOUT

TWO BATHROOMS

SECURE OFF ROAD PARKING

EXCELLENT LOCAL TRANSPORT LINKS AND
AMENITIES

TWO DOUBLE BEDROOMS

IDEALLY LOCATED IN SOUGHT AFTER GATED DEVELOPMENT

LIFT TO ALL FLOORS

EASILY ACCESSIBLE TO MANCHESTER AIRPORT, WYTHENSHAW
HOSPITAL AND CITY CENTRE

We are delighted to present to the market this immaculate, modern two-bedroom, two-bathroom apartment in Beech House, Lauriston Court, Sharston, Manchester. Being offered for sale at a desirable asking price of £159,950, this property is a must-see for anyone in search of city living combined with an exclusive and secure gated development.



The accommodation itself is completed to an incredibly high standard, with each room exuding a quality feel. The property boasts two well-proportioned and tastefully decorated double bedrooms, along with two contemporary bathrooms. The living space is equally impressive with one spacious reception room that has been finished to a high standard and delivers a comforting homely atmosphere. Finally, the apartment is situated on the ground floor, allowing for easy and convenient access.



Of significant note, Beech House, Lauriston Court is located within a sought-after gated development. This desirable feature offers residents added security and allows for a peaceful, safe environment. Secure off-road parking also comes with the property, providing an extra layer of convenience for vehicle owners. Adding to the desirability of the location, there is lift access to all floors, catering to all accessibility needs.



The location of this apartment is indeed enviable. Commuters will appreciate the easy access to excellent local transport links, and the immediate locale boasts shopping amenities, restaurants, bars, and leisure facilities. A short drive away, you'll find the bustling city centre of Manchester, Wythenshawe Hospital, and Manchester Airport. This property superbly combines the conveniences of city living with a touch of tranquillity, thanks to its secure, private location within a gated community.



In conclusion, this two-bedroom apartment in Beech House, Lauriston Court is an immaculate property in a desirable and convenient location. Primed for immediate occupancy, this property will provide an excellent home or investment opportunity. Viewing is highly recommended to fully appreciate the high standard of accommodation on offer.



Ground Floor

Communal Entrance

Enter either by via telecom access or fob control into the carpeted entrance, with stairs and lifts to all floors..



Second Floor

Hallway

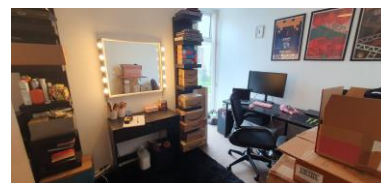
Doors to all rooms, storage cupboard, laminate to floor, electric heater.



Open Plan Living / Dining Kitchen

19'2" (5m 84cm) x 14'10" (4m 52cm)

Kitchen area- tiled flooring, range of wall and base units, built in appliances (Fridge freezer, Dishwasher, Electric Oven, Hob and Extractor. Lounge area with full length double glazed window giving plenty of natural light, laminate flooring electric heater.



Master Bedroom

13'5" (4m 8cm) x 9'8" (2m 94cm)

Full length double glazed window, electric heater, carpet to floor, door leading



to en-suite.

En-Suite

Walk in shower, pedestal sink, low level WC

Bedroom Two

12'4" (3m 75cm) x 9'9" (2m 97cm)

Double bedroom with full length double glazed window, electric heater, carpet to floor.

Bathroom

9' (2m 74cm) x 7'3" (2m 20cm)

Panel bath with shower attachment, pedestal sink, low level WC, Part tiled walls, tiled floor, chrome heated towel rail.

Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

