



 **2**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market a spacious two bedroom apartment situated on Signal Drive, Manchester, M40. The apartment comprises of a spacious hallway providing access to all rooms, an open plan lounge / kitchen, two double bedrooms and a three piece bathroom suite. The apartment also come with the benefit of one parking space. Situated approx 1.5 miles from Manchester City Centre, the apartment would be an excellent first time buy or buy to let opportunity.

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Hallway 3.30m x 1.10m (10' 10" x 3' 7")

Lounge 4.20m x 5.90m (13' 9" x 19' 4")

Bedroom One 3.70m x 3.30m (12' 2" x 10' 10")

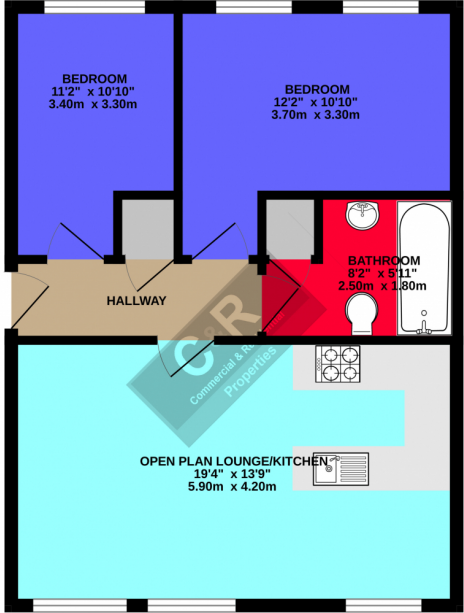
Bedroom Two 3.40m x 3.30m (11' 2" x 10' 10")

Bathroom 2.50m x 1.80m (8' 2" x 5' 11")

General Information

Approx 129 years remaining on the lease. Ground Rent £75 per annum. Service Charge TBC

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 18 Signal Drive, M40

