



111 Haslington Road  
Manchester M22 5HT  
Asking Price £195,000





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A Very Special, Two Bedroom, Ground Floor Apartment. NOT TO BE MISSED.

Built by Wimpey's, this fabulous apartment has been totally refurbished regardless of cost over the past few years. If there was ever a question of overspending, this is a prime example, now, to the benefit of any buyer who appreciates quality. It offers: Entrance Hall, Lounge, Fully Fitted Modern Kitchen, Two Bedrooms, Luxury Bathroom/WC. Outside are communal gardens and car parking.

The apartment lies on a very popular development close to the Metro and within a mile of both Heald Green Village and the Civic Centre. Only a few miles away are both the M56/M60 Motorways and Manchester Airport.

Don't Delay booking a viewing, this will not be around for long!

- Two Bedrooms
- Luxury Kitchen/Bathroom
- PVCU Double Glazing
- Electric Heating
- Immaculate throughout
- Ideal First Purchase
- Viewing Essential



Communal Entrance Hall  
Leading to Apartment

Entrance Hall  
9'3" x 3'1" to 5'6" x 2'6"  
Storage Cupboard, Airing Cupboard

Lounge/Dining Room  
13'8" x 9'4" opening to 8' x 6'3"  
Shutters

Bespoke Fitted Kitchen  
7'8" x 7'8"  
Comprehensively Fitted with quality cashmere coloured Units and Quartz Worktops. Integrated Dishwasher, Oven/Grill, Extractor Hood, Ceramic Hob, Washing Machine, Fridge and Freezer. Shutters.

Bedroom One  
11'1" x 9'8"  
Fitted Wardrobes, Shutters

Bedroom Two  
10'3" x 9'8"  
Fitted Wardrobes, Shutters

Shower Room/WC  
7'9" x 5'5"  
Tiled Walls, Shower Tray/Screen, Shower, Wash Basin, Low Level WC, Heated Towel Rail

Outside  
Communal Car Parking, Gardens

Service Charges  
£2748 per annum - This is paid monthly (£229 per month) and includes Buildings Insurance, Window Cleaning, Garden Maintenance, Communal Hallway Cleaning and Lighting plus decorating  
Maintenance of Roof, Gutters, Managing Agents Fees as well as Accountancy.

Lease Details  
125 year lease from 1998 (97 years remaining)

Tenure: Leasehold  
Council Tax: Manchester B



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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