



2

Bedrooms



1

Bathroom



C & R City are pleased to bring to the market a well-presented two-bedroom ground floor apartment, ideally positioned for convenient access to Manchester City Centre, local amenities and excellent transport links. Offering well-proportioned accommodation, allocated parking and secure gated grounds, this property would make an excellent choice for a professional couple, first-time buyer or investor. The property briefly comprises an entrance hall leading into a spacious open-plan lounge and dining area, a separate kitchen, two well-sized bedrooms and a modern family bathroom. Externally, the property benefits from an allocated parking space within secure, gated grounds, providing added convenience and peace of mind. Situated in a popular and well-connected location, the apartment combines comfortable accommodation with excellent access to the city centre and surrounding areas. Early viewing is highly recommended to fully appreciate what this property has to offer.

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Hallway

Hardwood front door. Storage heater, laminate flooring and built in storage cupboard.

Lounge *4.52m x 4.45m (14' 10" x 14' 7")*

Triple aspect double glazed hardwood windows facing the front and side overlooking the garden. Storage heater, laminate flooring.

Kitchen *2.74m x 2.21m (9' x 7' 3")*

Double glazed uPVC window facing the rear overlooking the garden. Laminate flooring, part tiled walls. Granite effect work surface, wall and base units, stainless steel sink with drainer, freestanding oven, space for washing machine, fridge/freezer.

Master Bedroom *4.06m x 2.77m (13' 4" x 9' 1")*

Double bedroom; double glazed hardwood window facing the front. Storage heater, laminate flooring.

Bedroom 2 *2.77m x 2.29m (9' 1" x 7' 6")*

Double bedroom; double glazed uPVC window facing the rear overlooking the garden. Storage heater, laminate flooring.

Bathroom *2.64m x 2.08m (8' 8" x 6' 10")*

Double glazed hardwood window with obscure glass facing the rear. Electric heater, laminate flooring, part tiled walls. Low level WC, panelled bath with mixer tap, shower over bath, pedestal sink with mixer tap.

General Information

Service charge £153.80pcm, ground rent is peppercorn. 116 years remaining on the lease. EPC Rating C, Council Tax Band A. Building management is Reside. Currently tenanted at £825pcm, current market rate for rent is approx £1,000pcm +.

Agents Notes

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Thinking Of Selling

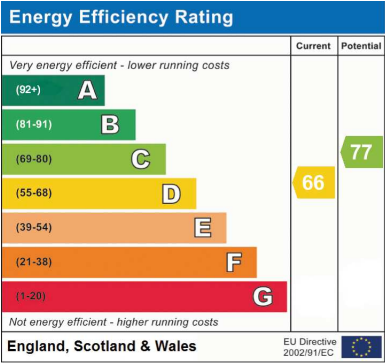
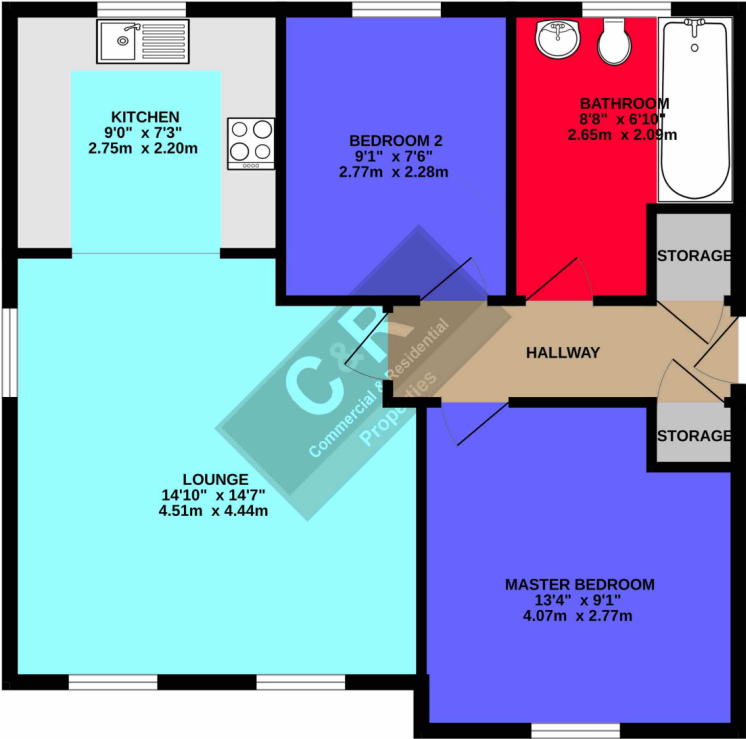
If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your

home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

Arranging a mortgage

C & R Properties can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: 0161 227 9990 option 1, emailing: manchester@candrproperties.co.uk

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



Address: St. Davids Court, Sherborne Street, M8

