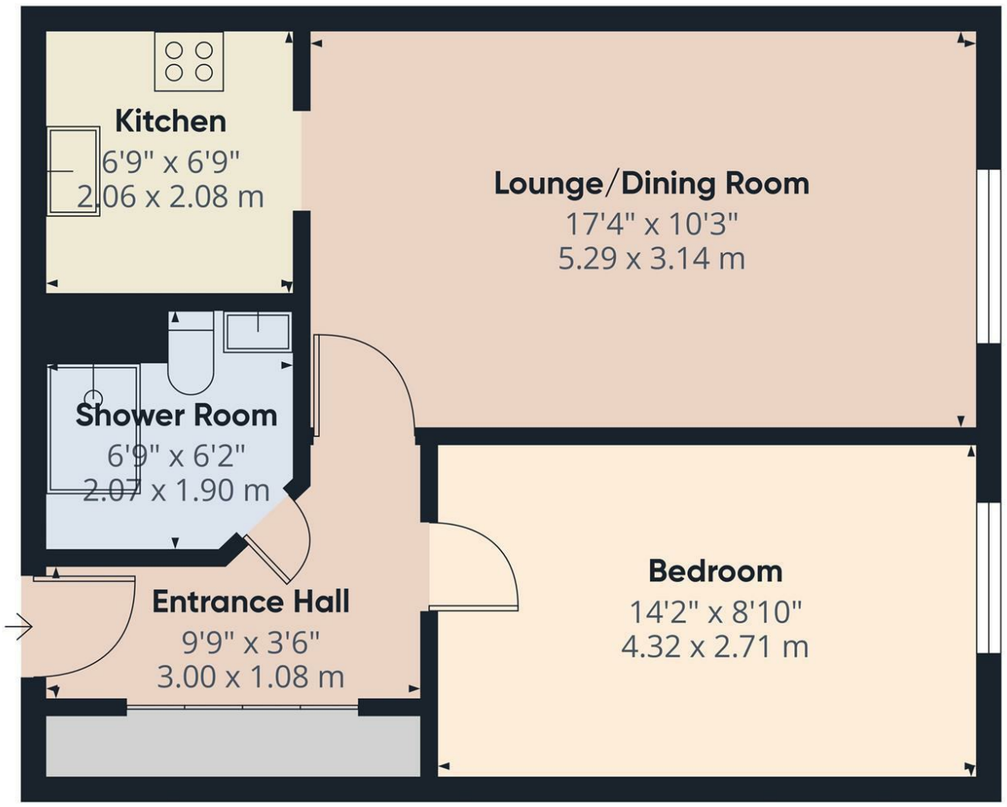

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Approximate total area(1)
452 ft²
42 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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The Hawthorns, 114 Edge Lane
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Apt 35 The Hawthorns
114 Edge Lane
Stretford
Manchester
M32 8QA

£105,000
Leasehold

1 | 1 | 1 | C

A ONE DOUBLE BEDROOM BEDROOM FIRST FLOOR RETIREMENT APARTMENT FOR PERSONS AGED 60 AND ABOVE A development occupying a really generous plot with excellent parking areas for residents and visitors. Pleasant views from the development, towards Turn Moss playing fields, across the communal gardens. Situated on Edge Lane, directly opposite Longford Park, where there are many, varied facilities available. Electric heating system and double glazing. Lounge, fitted kitchen and well appointed shower room. No ongoing vendor chain. Must be viewed to be appreciated. Approx 452 sq ft. Virtual Tour Available.

Entrance Hall

With a good range of fitted storage space/cloakroom facilities with mirror fronted sliding doors.

Double Bedroom

With a storage heater and a double glazed window with a pleasant outlook. Range of fitted wardrobes and storage space.

Shower Room/WC

With a walk-in shower enclosure with Mira electric shower, Vanity wash hand basin/low level WC combined. Contemporary tiling. Spotlighting. Heated towel rail.

Lounge/Dining Room

With a double glazed window and storage heater. Wall light points. Opening to:

Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces. Tiled splashbacks. Undercounter lighting. Electric oven and hob with extractor above. Space for fridge/freezer.

Outside

The development stands within well tended communal grounds that incorporate parking facilities for residents and visitors. (Reserved parking space at an additional cost).

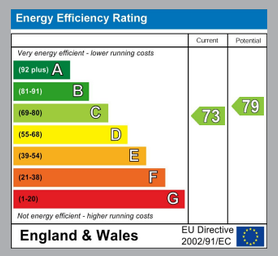
Additional Information

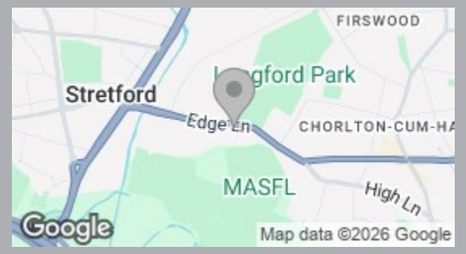
The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/1988, subject to an annual ground rent of £135. (Payable 30/09 of each year)

A service charge is payable of £300 pcm. We are advised by the seller that the service charge covers all repairs to the fabric of the building but nothing within the internals of the apartment. The service charge also covers servicing, decorating (communal areas), garden maintenance and sinking fund.

About The Development

The Hawthorns is managed by Commerson Estate Management and incorporates 52 flats built circa 1989. There's a lift to all floors, a residents' lounge, laundry, guest facilities a courtyard area in addition to the communal gardens. The development is wheelchair friendly and is conveniently situated for public transport etc. Cats and dogs are generally accepted, but are not to be replaced (To be confirmed on an individual basis).





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