



 **2**
Bedrooms

 **2**
Bathrooms



C & R Hulme are delighted to offer this 2-bedroom, 2-bathroom apartment situated on Chorlton Road in Hulme. The property offers a practical layout with one reception room, providing a comfortable and functional living space. The apartment features a modern kitchen equipped with essential appliances, ensuring a convenient cooking experience. The living area is spacious, accommodating both relaxation and dining needs. The two bedrooms are well-proportioned, offering ample space for furnishings and storage.

The apartment's location on Chorlton Road places it within easy reach of Manchester's vibrant city life. Residents can enjoy access to a range of local amenities, including shops, restaurants, cafes & Manchester Universities, all within a short distance. The area is well-served by public transport, with bus routes and tram services providing efficient connections to the wider Manchester area. Additionally, the property is conveniently located for access to major road networks, making commuting straightforward.

The property also includes designated parking and communal areas, its central location offers the advantage of proximity to public parks and recreational areas. This apartment is an excellent choice for those seeking a residence in Manchester, offering a blend of modern living and urban convenience.

NO CHAIN

Hallway

Beechwood door. Radiator, smoke alarm, smoke alarm, alarm panel access to all rooms

Lounge 5.40m x 3.60m (17' 9" x 11' 10")

Beechwood door. 2 x UPVC windows looking out to the side. 2 radiators and a range of power points, TV and phone point. Leading to

Kitchen 3.10m x 2.44m (10' 2" x 8')

Fitted kitchen finished in beech with matching worktops, brush metal handles. White splashback tiles, double drainer sink with chrome mixer tap integrated hologen hob and oven with extractor over. UPVC window looking on to communal grounds. A range of power points. Combination boiler fitted within the last 12 months.

Storage Room

Beechwood door. Plumbing for Washing Machine.

Main Bedroom 4.20m x 3.10m (13' 9" x 10' 2")

Beechwood door. Radiator, UPVC glass window looking on to the communal gardens, TV point and a range of power points. Sliding door to Ensuite.

EnSuite 3.10m x 1.10m (10' 2" x 3' 7")

UPVC window looking onto communal gardens. Modern shower suite fitted within the last year consisting of WC, wash hand basin with vanity unit, shower with sliding doors. Hydramax power shower. Radiator and shaver point. White towel radiator. Grey marble effect wall and floor tiles.

Bedroom 2 2.49m x 2.40m (8' 2" x 7' 10")

Beechwood door. UPVC window looking to the side, radiator and a range of Power points.

Bathroom 2.40m x 2.35m (7' 10" x 7' 9")

Beechwood door with lock. 3 piece luxury shower suite fitted within the last year, consisting of large walk in shower area with rain water power shower with several setting & screen, W.C and floating wash hand basin with vanity unit. Grey tiles throughout UPVC frosted glass window. Shaver point. White towel radiator. Storage Cupboard.

Storage Room

Beechwood door. Housing Fuseboard.

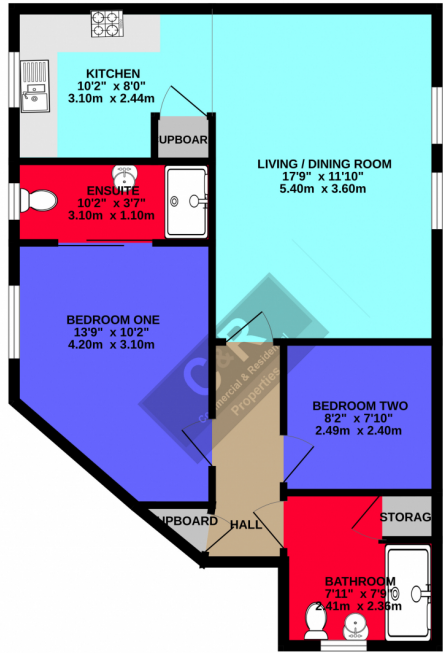
Tenure

Tenure: 150 year lease from 2004. Service Charge: Advised £193.66 per month payable to Scanlans Management. Ground rent: £ 125.00 per annum EPC: C

Agents Notes

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GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 635 sq.ft. (59.0 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		
(69-80)	C	79	79
(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: Manchester, M15

