



20 Temple Apartments
Wythenshawe M22 0LB
Asking Price: £150,000

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20 Temple Apartments Wythenshawe M22 0LB

£155,000

This modern apartment forms part of an attractive development which is set in communal gardens with gated parking.

The accommodation comprises: Communal entrance hallway with stairs to first and second floor.

A private entrance to the apartment opens to a hallway which leads on to a spacious feature open-plan lounge with double doors to a Juliet balcony. The room opens to a dining area with roof window and there is a modern fitted kitchen with a selection of integrated appliances. There are two good bedrooms and large bathroom which is fitted with a white suite.

The apartment is convenient for Manchester Airport and the M56/M60 motorway, with the Metrolink station nearby on Shadow Moss Road. Local shops and amenities are also close by.

The property is ideal for a first time buyer or landlord seeking a property at a sensible price to maximise return on capital.

- Two Bedrooms
- Top Floor Position
- Well-Presented Throughout
- Allocated Secure Parking
- Communal Gardens
- Ideal FTB or Investment
- No Onward Chain
- Lease 150 years from July 2007
- Ground Rent: £150 PA
- Service Charge: £1,408 PA

Communal Entrance Hallway
Stairs rising to second floor and private entrance to the apartment.

Entrance Hallway

Living/Dining Room
19'11" max x 11'10" reducing to 7'3"
Opens to:

Kitchen
6'6" x 9'9"

Bedroom One
10'2" x 9'4"

Bedroom Two
10'0" red to 9'0" x 7'7"

Bathroom
9'7" x 8'4"

Externally
Communal gardens.
Gated parking to the rear with allocated space.

Lease Details
Lease Length: 150 Years from 01/01/2007 with 132 Years Remaining
Ground Rent £150 Per Annum
Service Charge £1,408.00

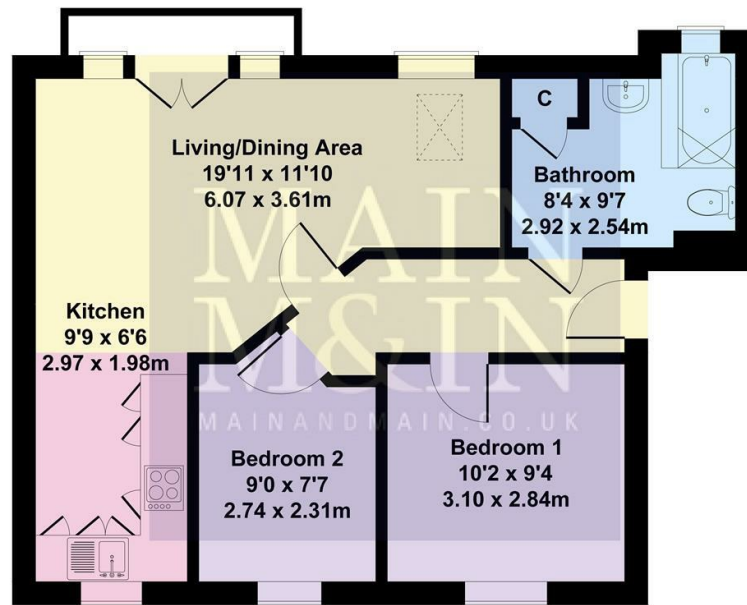


Tenure: Leasehold
Council Tax: Manchester A



Temple Apartments

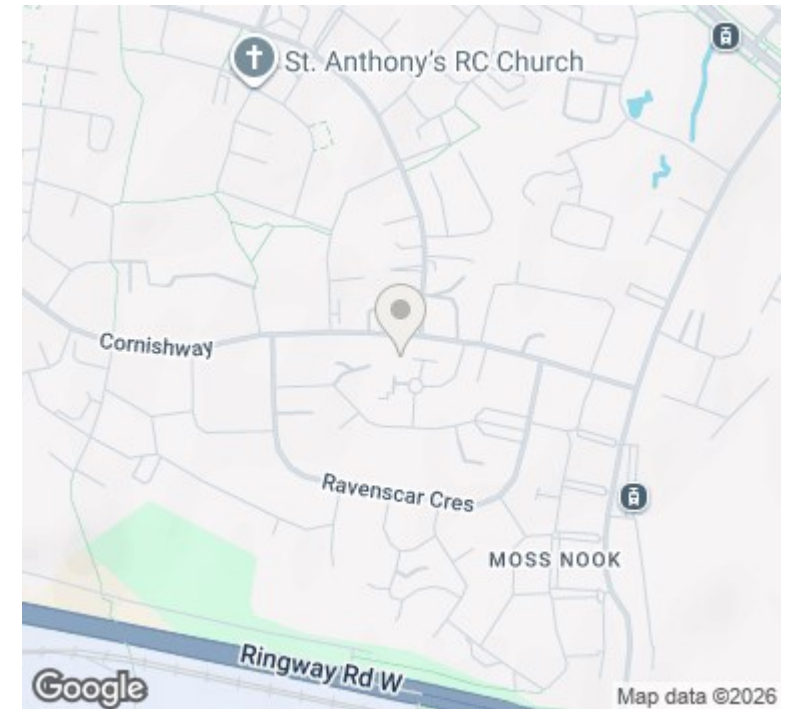
Approximate Gross Internal Area
583 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2024
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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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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