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F22 Belvedere Square 55 Peel Hall Road



- **Two Bedroomed**
- **Ground floor Apartment**
- **Gas fired central heating**
- **Entry phone sytem**
- **Lounge**
- **Fitted kitchen**
- **Gated designated parking area**
- **Visitors parking – communal gardens**
- **Convenient location**
- **Ideal investor or first time buy**
- **Leasehold – 997 years**
- **EPC rating B**

Price: £140,000

This two double bedroomed apartment was built circa 2000 and offers good sized accommodation together with gas fired central heating and double glazing. The apartment would suit a first-time buyer, young couple or an investor alike. The development benefits from an electronic gated access to the car park with designated car parking spaces and further visitor spaces surrounded by communal maintained grounds. CCTV is in operation to the communal front doors and parking areas and the apartment also benefits from an entry phone system. Local amenities include shops for everyday needs on Peel Hall Road, department stores/shops at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, schools, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink tram system, Manchester International Airport (hotels/rail station) – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/entertainment/ recreational activities catering for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, turn second right onto Peel Hall Road and proceed for approximately half a mile where the development can be found on the right hand side.

Accommodation

Entrance porch

Door leads to communal entrance hall, take stairs to first floor and Flat 22 will be found on the left hand side. Door to:

Entrance hall

Double panel central heating radiator, power points, cupboard housing the central heating boiler – storage space.

Lounge/kitchen

Lounge area: 16' x 11'5 Two double panel central heating radiators, double glazed window, power points, tv point, coving. **Kitchen area:** 11'5 x 9'8 Fitted with a range of wall and base units providing storage and working surfaces, stainless steel single drainer sink unit, integrated oven/grill with four plate electric hob and extractor hood above, space for fridge freezer, plumbing for automatic washing machine, power points, electric cooker point, half tiled in ceramics, breakfast bar area, downlights.

From the lounge area door to:

Bedroom 2

11'3 x 9'2 Double panel central heating radiator, double glazed window, power points.

From the hall door to:

Bedroom 1

13'11 x 9'8 Double panel central heating radiator, double glazed window, power points, phone point.

Bathroom/wc

7'9 x 7'3 Fitted suite comprising twin grip panelled bath – shower screen, pedestal wash basin, close coupled wc, double panel central heating radiator, tiled to splash areas, extractor fan.

Outside

The property features a frontage with shrubs behind a brick curtilage wall with wrought-iron embellishments and gates. Vehicular access is gained via electronically controlled wrought-iron gates to rear car parking area where a designated parking space is provided together with visitor parking. The parking area is surrounded with a variety of shrub/bushes and laid to lawn and includes a designated bin store.

Service charge

Currently £85.00 per calendar month to include all communal services and building insurance.

Tenure

Advised as leasehold with a balance of 999 years – Ground rent £50.00 per annum

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M22 5DT

Purchase Price

£140,000

Viewing Arrangements

By appointment with the agents.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.

Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.

