



ASHWORTH HOLME
Sales · Lettings · Property Management



CARTHORPE ARCH ECCLES NEW ROAD, M5 4UR
£135,000



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DESCRIPTION

AN EXCEPTIONALLY SPACIOUS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT EXTENDING TO CIRCA 770 SQ FT, FORMING PART OF THE EVER POPULAR ST JAMES PARK DEVELOPMENT.

Occupying one of the largest apartment styles within the development, this particularly generous property offers substantially more space than many comparable two bedroom apartments. The apartment forms part of Carthorpe Arch within the popular St James Park development, conveniently positioned on the outskirts of Manchester City Centre and within easy reach of excellent road and public transport links. Carthorpe Arch also houses the development's residents' gymnasium.

The accommodation extends to approximately 770 sq ft and includes a welcoming entrance hallway with a large and extremely useful storage cupboard, a generous living room and a particularly spacious fitted kitchen with room for a dining table. There are two genuine double bedrooms together with a well-proportioned bathroom fitted with a white suite.

The development is well regarded for its secure gated setting, attractive communal grounds and residents' leisure facilities. The apartment also benefits from gas central heating, double glazing and secure allocated parking.

With its unusually generous proportions, excellent kitchen/dining space and two proper double bedrooms, this is a particularly appealing example within the development and should be viewed to fully appreciate the accommodation on offer.

KEY FEATURES

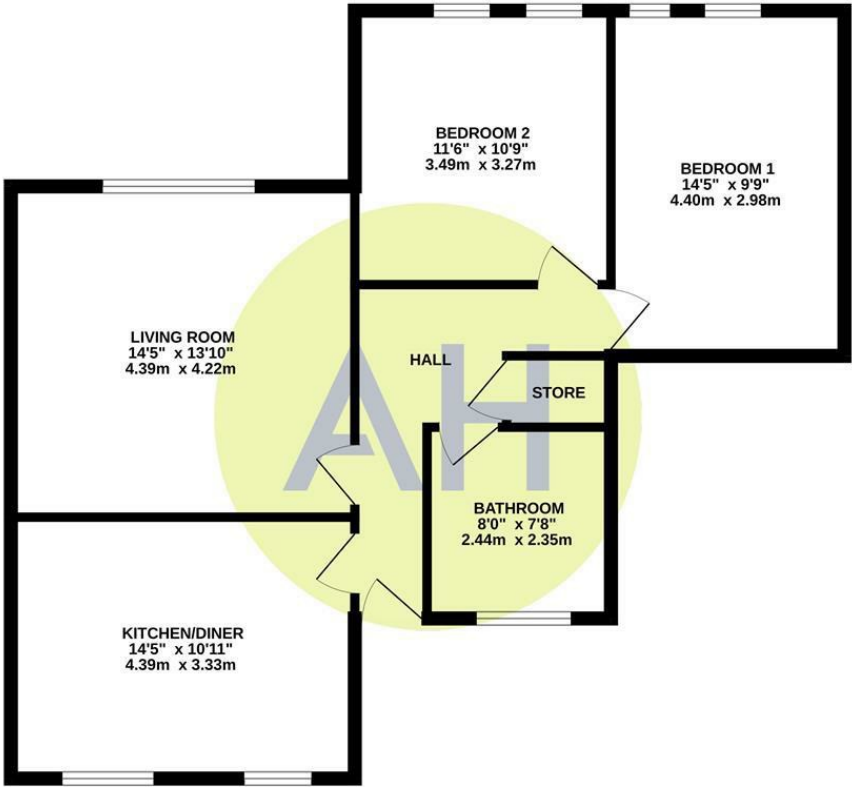
- Spacious two double bedroom apartment
- Dining kitchen
- Rental value of circa £1100
- Total Annual Service Charge: £1926.96
- Circa 770-SqFt of accommodation
- Allocated and secure parking
- Leasehold 86 years remaining
- No Onward Chain







GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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 mis-statement. 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.
Made with Metropix v2009

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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