



**GASCOIGNE  
HALMAN**

Landcross House 1a, Landcross Road, Fallowfield  
**£125,000.00**

THE AREA'S LEADING ESTATE AGENCY



A well-presented and light and airy ground floor apartment located only a stone's throw away from excellent transport links, bars, restaurants and local amenities. Offered to the market with No Vendor Chain, this property is ideal for first time buyers and investors alike. Boasting a number of superb features such as high ceilings, an attractive mezzanine level and a stylish finish throughout. The property is also situated only moments from the University of Manchester's Fallowfield Campus.

## Property details

- A Spacious One Bedroom Apartment
- Located on the Ground Floor
- Double Bedroom and a Contemporary Three-Piece Shower Room
- Modern Open Plan Living/Dining Kitchen
- Located Close to Excellent Transport Links and Local Amenities
- Offered to the Market with No Vendor Chain

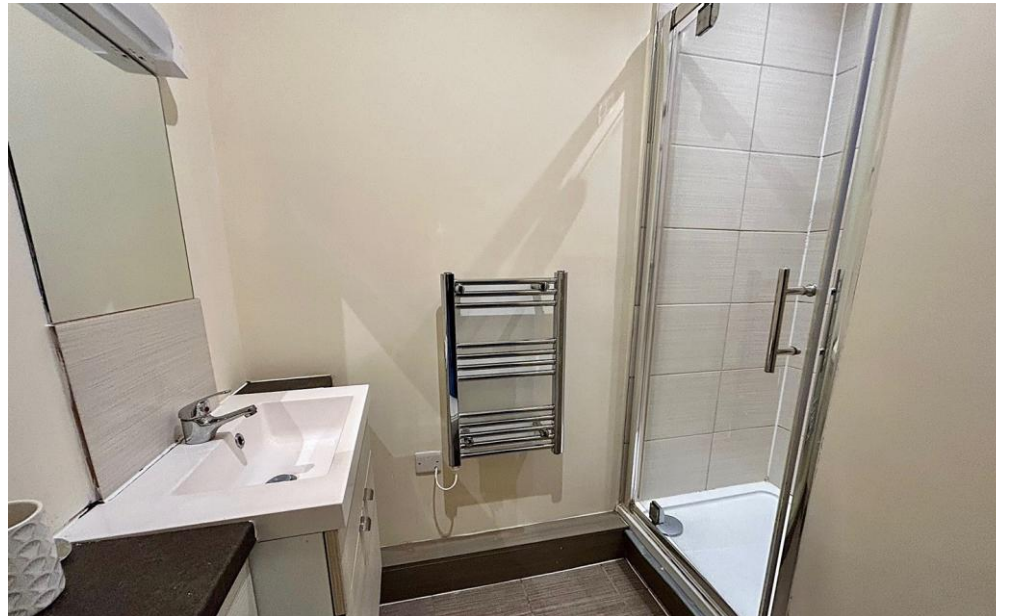


## About this property

Internally the property is located on the ground floor with a welcoming entrance hallway which contains a useful storage cupboard. A double bedroom with a contemporary three-piece shower room. A spacious modern open plan living/dining kitchen with modern fitted units, high ceilings and large windows which allow an abundance of natural light. An attractive mezzanine level completes the internal accommodation.

Located close to excellent transport links and local amenities as well as being marketed with No Vendor Chain.

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.





## DIRECTIONS

M14 6LZ

## COUNCIL TAX BAND

A

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

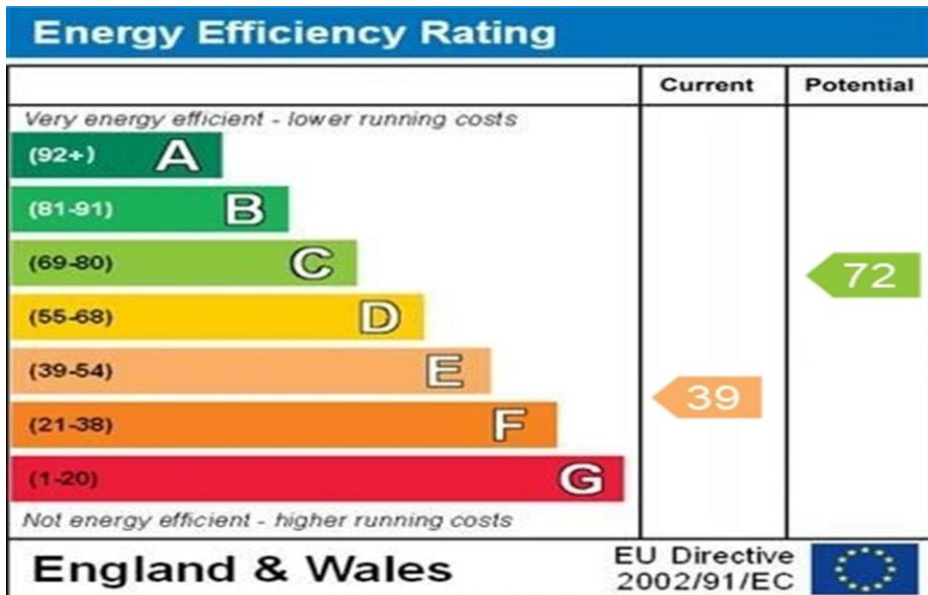
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Copper wire

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

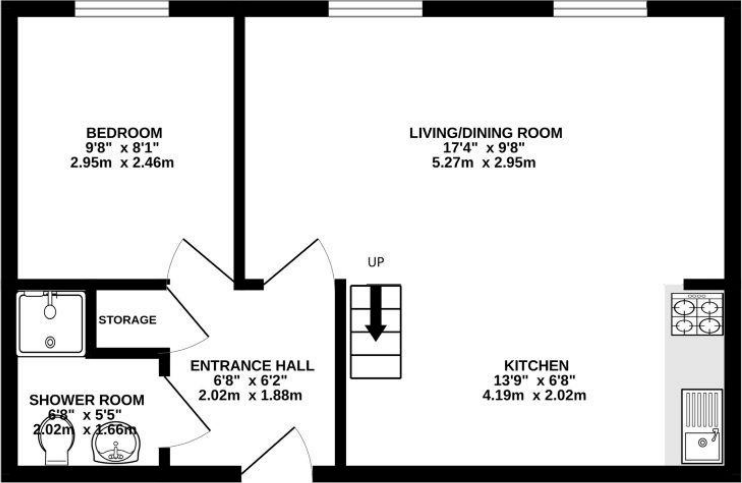
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

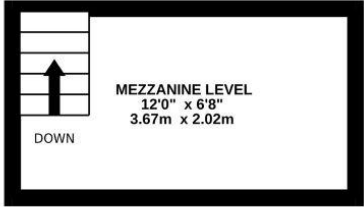
No

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GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
80 sq.ft. (7.4 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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