

C&R

Commercial & Residential
Properties

£170,000

Hadfield Close, Victoria Park, Manchester, M14 5LY



 2

Bedrooms

 1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
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C & R City are pleased to bring to the market this two double bedroom, top floor apartment positioned within the highly sought-after Victoria Park. The accommodation briefly comprises of an entrance hallway with storage cupboard, a spacious open plan living room that includes the fitted kitchen, there are two double bedrooms, with the principal bedroom benefitting from a useful walk-in wardrobe style store cupboard, both bedrooms are served by the bathroom with three-piece suite. Parking is also available. Currently tenanted @ £850PCM on a rolling contract. Lease term: 150 years from 1st January 2002. Service Charge: £1,517.52 Per Annum. Ground Rent £159 per annum (approx).

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Ground Rent £159 per annum (approx).

Entrance Hall

Laminate flooring, entry intercom, electric heater, storage cupboard housing water heater.

Living Area / Kitchen *8.10m x 3.40m (26.57ft x 11.15ft)*

Living area with two double glazed windows to rear elevation, carpet flooring and electric heater. Kitchen area with window to side elevation, laminate flooring, fitted base and wall units, sink with mixer tap, tiled splashbacks, integral electric oven and hob, freestanding fridge/freezer and washing machine

Master Bedroom *4.30m x 3.00m (14.11ft x 9.84ft)*

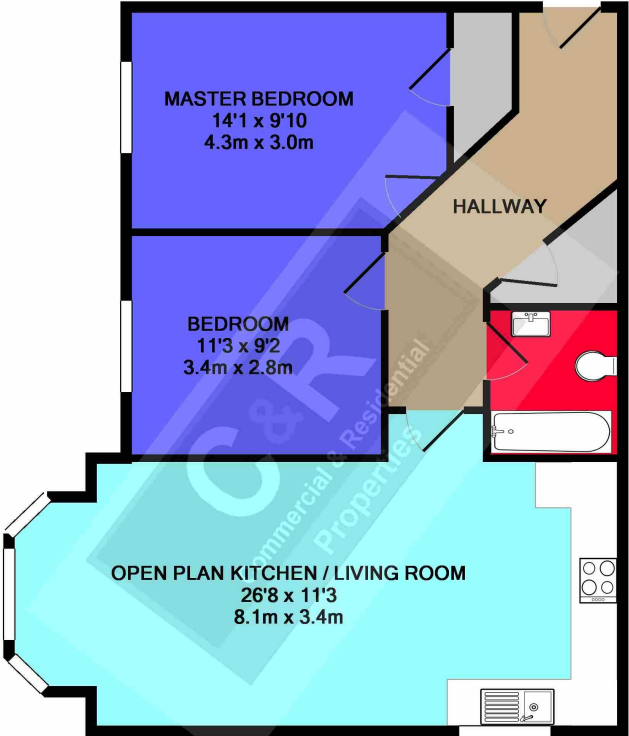
Double Glazed Window to rear elevation, carpeted floor, electric heater, built in wardrobe.

Bedroom Two *3.40m x 2.80m (11.15ft x 9.19ft)*

Double Glazed Window to rear elevation, carpeted floor, electric heater.

Bathroom *1.98m x 1.78m (6.50ft x 5.84ft)*

Panelled bath with shower over and screen, wash basin, WC, tiled splashbacks, vinyl flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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