





C & R Hulme are delighted to offer this Well presented 2 bed, 2 bath apartment in Life Buildings Hulme. Situated on Hulme High Street, this spacious property comes with large open plan lounge/kitchen with the benefit of having a good sized walk on balcony. 2 double bedrooms and 2 bathrooms. Other benefits include underground parking, lifts and a large covered communal area. Great location as the property is in central Hulme, next to Asda and other retail outlets as well as walking distance to all Universities, St Marys Hospital and the city centre. Excellent links into an dout of the city. Great Owner occupier or Investment opportunity.

VALID EWS1 - MORTGAGE BUYERS WELCOME

Entrance Hall

Access to all rooms, Ceiling light point, Panel heater. Fuse box. Storage cupboard housing washing machine and immersion heater.

Lounge Kitchen *7.66m x 3.69m (25' 2" x 12' 1")*

Double glazed door to rear leading onto a good sized walk on balcony. Laminate floor, range of power points, media point ceiling light point. Kitchen Area Kitchen finshed in cream with a range of floor and wall units. Integrated oven, hob with extractor over, Inset sink with chrome mixer tap. Integrated fridge and space & plumbing for a dishwasher.

Bedroom 1 *5.05m x 3.00m (16' 7" x 9' 10")*

Double glazed window to front elevation, Range of power points. Ceiling light point door to ensuite

Ensuite *1.88m x 1.68m (6' 2" x 5' 6")*

3 piece white suite consisting of shower cubicle with enclosure and power shower, hand wash basin with chrome mixer tap and W.C towel rail, ceiling light point and Extractor fan

Bedroom 2 *3.81m x 2.92m (12' 6" x 9' 7")*

Double glazed window to rear elevation, Range of power points. Ceiling light point door to lounge and door to hallway

Bathroom *2.63m x 2.44m (8' 8" x 8')*

3 piece white suite consisting of bath with panel and shower over, hand wash basin with chrome mixer tap and W.C. white Victorian style tiling to full height with grey boarder, towel rail ceiling light point and Extractor fan

Tenure

Lease: 250 years granted in 1996 Service charge: 191.66 per month payable to Scanlans Property management Ground rent: £256.00 per annum EPC: 55D

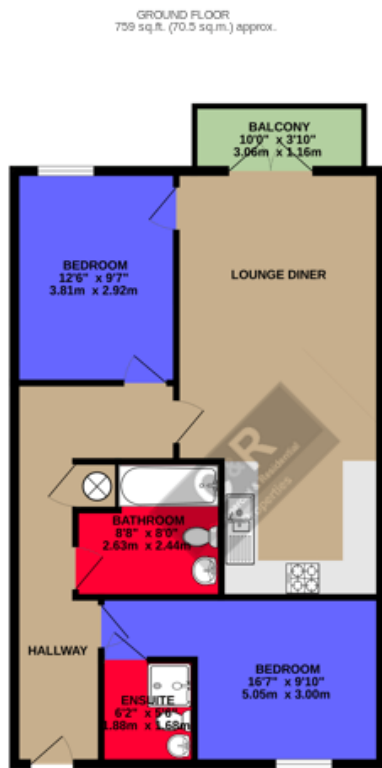
Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who’s agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. (iv) Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

Thinking Of Selling

If you’re considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your

home’s value in today’s ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our offices, and we’ll be happy to schedule an appointment at a time that suits you.



C & R PROPERTIES
TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Homestyler (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: LIFE. Greenheys Lane West, Hulme, Manchester. M15 5

