



 **2**
Bedrooms

 **1**
Bathroom



All Investors!!

C & R Hulme are delighted to offer this well presented Apartment on Chichester Road, Hulme. Situated on the 1st floor, the property offers large open plan living space with fitted kitchen and breakfast bar, lots of light and patio door leading onto a good sized walk on balcony as well as 2 double bedrooms and fitted bathroom. Other benefits include gas central heating double glazing and off road parking. Great location as the property is minutes walk TO Hulme High Street which offers a range of shops, close to schools of all ages as well as the Universities and Hospitals. Excellent links into and out of the city centre.

Currently tenanted @ 1100.00 pcm up until 22.12.2026.

Entrance Hall

laminated flooring, radiator, ceiling light point.

Lounge/Kitchen *6.65m x 4.85m (21' 10" x 15' 11")*

Lounge Area Laminated flooring 2 x Double glazed windows to front elevation as well as patio door leading onto a large walk on balcony. 2 x ceiling light points, Radiator, range of power points. Kitchen Area Range of floor and wall units finished in beech with grey worktops. Inset 1.5 bowl sink with mixer tap. integrated gas with oven and extractor over. Space for washing machine fridge & freezer. White mosaic effect tiles. Ceiling light point.

Bedroom 1 *3.26m x 2.97m (10' 8" x 9' 9")*

Double glazed window and door leading onto balcony. Laminated flooring, Radiator, ceiling light point. Range of power points.

Bedroom 2 *4.77m x 3.81m (15' 8" x 12' 6")*

Maximum points Double glazed window to front elevation. Laminated flooring, Radiator, ceiling light point. Range of power points.

Bathroom *2.20m x 1.82m (7' 3" x 6')*

Double glazed window to side elevation. 3 piece white suite consisting of bath & panel with shower over, W.C and handwash basin with pedestal. Ceiling light point. Extractor fan

External

Situated in communal grounds and a secure allocated parking space

Tenure

Tenure: Leasehold 125 year lease granted in 2001 Service charge: advised £125.97 payable per month to First Port EPC: 79C

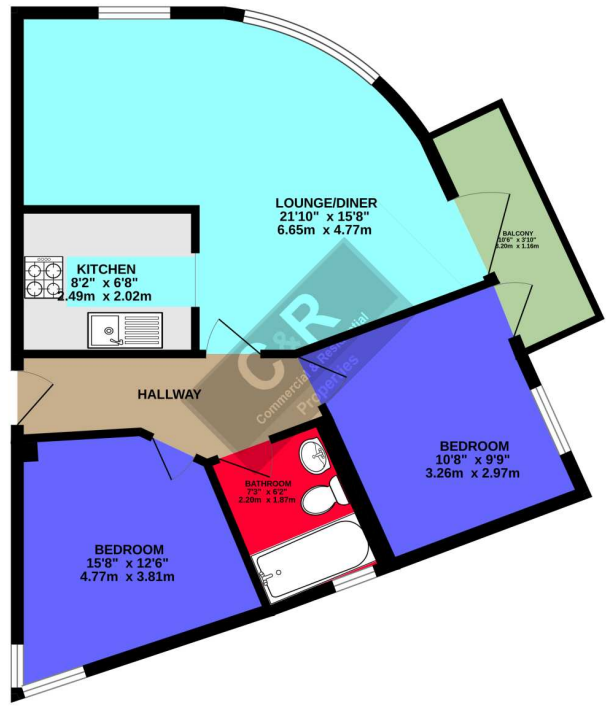
Agents Notes

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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.

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hulme, M15

