FOR SALE Asking Price £139,950

Flat 3, 134 Dickenson Road, Rusholme, M14 5HT



- No Onward Chain
- Council Tax Band - A
- Bright & Spacious Lounge
- Excellent Student Location
- Spacious One Bedroom Apartment
- Three Piece Bathroom Suite
- Great Investment Opportunity
- Move-In Ready

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk

Commercial List

LOCATION
The property is located along Dickenson Road in Rusholme, approximately 3 miles south of Manchester city centre. Rusholme is a popular and well-established residential area, particularly appealing to students and young professionals due to its close proximity to The University of Manchester and Manchester Metropolitan University.

The property benefits from excellent access to local amenities, offering a wide selection of restaurants, cafés, schools, hospitals and convenience stores. Platt Fields Park is close by, providing attractive green space and recreational facilities.

The area is well served by public transport, with regular bus services providing convenient connections to Manchester city centre, the universities and surrounding neighborhoods.

DESCRIPTION
This one bedroom third floor flat is offered with NO ONWARD CHAIN and is of traditional brick construction which is accessed via a shared ground floor lobby with a staircase leading to the third floor.

The property comprises a kitchen which is fitted out to offer ample worktop space with cupboard storage, stainless steel sink & drainer, under counter fridge and washing machine. There is a large double bedroom, three piece bathroom suite with shower over bath and a large living room to the front with laminate flooring and a bay window creating an abundance of natural light.

Please see the room sizes below:

KITCHEN
9'11 x 6'10

LIVING ROOM
12'10 x 10'5

BEDROOM
14'1 x 9'2

BATHROOM
9'2 x 5'10

EPC
Energy rating - D

COUNCIL TAX
Council Tax Band - A

TENURE
The property is held on a 250 year lease at a peppercorn rent commencing 1st January 2020 with approximately 239 years remaining. Please contact the agent for further information regarding the lease.

TERMS
The property is available FOR SALE leasehold with vacant possession at an asking price of £139,950.

LEGAL COSTS
Each party to pay their own legal costs incurred.

VIEWING
For an appointment to view or further information please contact;

Commercial List
e: enquiries@commerciallist.co.uk t: 0115 784 3525

AGENT NOTES
Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.











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