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**Roger Dean**

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Visit our web site – [www.roger-dean.co.uk](http://www.roger-dean.co.uk)

# Flat 64 Southmoor 23 Glebelands Road, Baguley



## ‘A One Bedroom Sixth Floor Apartment’

- Electric heating
- Close to transport links
- Lounge with balcony
- Fitted kitchen
- Double bedroom
- Council tax band A
- Passenger lifts
- On site laundry facility & gymnasium
- Site manager (office hours)
- Secure gated car park– pleasant grounds
- No forward chain
- EPC rating C

**Price: £75,000**

This one bedroomed flat is situated on the seventh floor of this apartment block and has great views from the access balcony, lounge and bedroom. Stairs give access to the various floors – however passenger lifts offer a more leisurely alternative, especially on shopping days! The property is located within secure grounds with access via electronically controlled gates, the grounds include owner parking facilities with flood lighting. An on-site manager is available during office hours, a laundry facility is provided and for those of an energetic disposition a gymnasium - with no extra charge. Within a radius of three miles or so are the hospitals at Baguley, Manchester International Airport (hotels/rail station), the Metrolink is a short walk away, access to the national motorway network and Southmoor Trading Estate. Tesco Extra, Aldi, Matalan etc on Altrincham Road. Wythenshawe park and gardens and Altrincham with bars, restaurants and shops, together with department/superstores. Manchester and Stockport are some nine/seven miles distant respectively, both of which offer a more extensive range of leisure/ recreational/ entertainment opportunities catering for the majority of tastes. A call to our Heald Green Office to arrange an early appointment is advised – ring 0161 437 0711

#### Directions

From our Heald Green Office proceed along Finney Lane, continue onto Simonsway and continue past The Forum and The Manchester Academy turning right onto Greenwood Road. At the junction turn left onto Hollyhedge Road, proceed across the M56 to the junction with Southmoor Road and turn right, then turn first right onto Floatshall Road. Turn first left onto Troon Drive and left onto Glebelands Road where Southmoor23 is situated.

#### Accommodation

**Ground floor entrance loggia** – individual post boxes, laundry and site manager's office. Stairs and passenger lifts to all floors where a covered walk-way leads to apartment 75.

#### Entrance hall

8'9 x 2'10 Entry phone point, power point. Doors to lounge and:

#### Kitchen

9'3 x 8'4 Fitted with a range of base and wall units providing storage and work surfaces, stainless steel single drainer sink unit with mixer tap, integrated Smeg electric oven, four plate electric hob with extractor hood above, tiled to work areas, electric cooker point, power points, space for fridge and freezer, uPVC double glazed window, tiled floor, cupboard housing the circuit breaker/electric smart meter – storage space

#### Lounge

18'3 x 8'11 Electric storage radiator, power points, tv point, laminate flooring, uPVC double glazed window, door to balcony.

#### Bedroom

14'10 x 9'1 Electric storage radiator, power points, two uPVC double glazed windows, fitted wardrobes proving good storage.

#### Bathroom/wc

8'3 x 5'5 Fitted suite in white comprising bath with electric shower over, pedestal wash basin with tiled splash-back above, close coupled wc, cupboard housing the water heating unit, tiled to splash areas, uPVC double glazed window, mirror fronted wall cabinet, shaver socket.

#### Outside

Within the grounds are a bin/refuse store and parking facilities, the grounds include a varied selection of shrubs and bushes. The ground floor communal area includes a gymnasium, together with toilet facilities and a launderette facility is also located on the ground floor.

#### Management charge

Currently £135.00 per calendar month (2025) to include all communal services, buildings insurance, provision of car parking, C.C.T.V., site manager, maintenance of lifts and grounds and electric gate

#### Tenure

Leasehold

#### Council Tax

Band A – Manchester CC

#### Possession

On completion

#### Postcode

M23 1HR

#### Purchase Price

£75,000

#### Viewing Arrangements

By appointment with the agents.

#### Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.

#### Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.

