



Milwain Road, Levenshulme, Burnage, M19

Offers Over: £180,000

Leasehold

Milwain Road, Levenshulme, Burnage, M19

This attractive top floor apartment is beautifully presented throughout and offers spacious, modern accommodation ideally suited to first time buyers, buy-to-let investors or professional couples. With a well-designed layout and an abundance of natural light, the property provides a comfortable and stylish place to call home.

Upon entering, the hallway gives access to all rooms and includes two useful storage cupboards as well as loft access, adding to the practicality of the space. The main living area is bright and airy, featuring windows to both the front and side elevations which flood the room with natural light. The living room flows effortlessly into the open plan kitchen, creating a sociable environment ideal for both everyday living and entertaining.

The kitchen is fitted with a contemporary range of wall and base units, complemented by work surfaces and tiled splashbacks. A breakfast bar provides a convenient dining area, while a rear-facing window enhances the light and outlook.

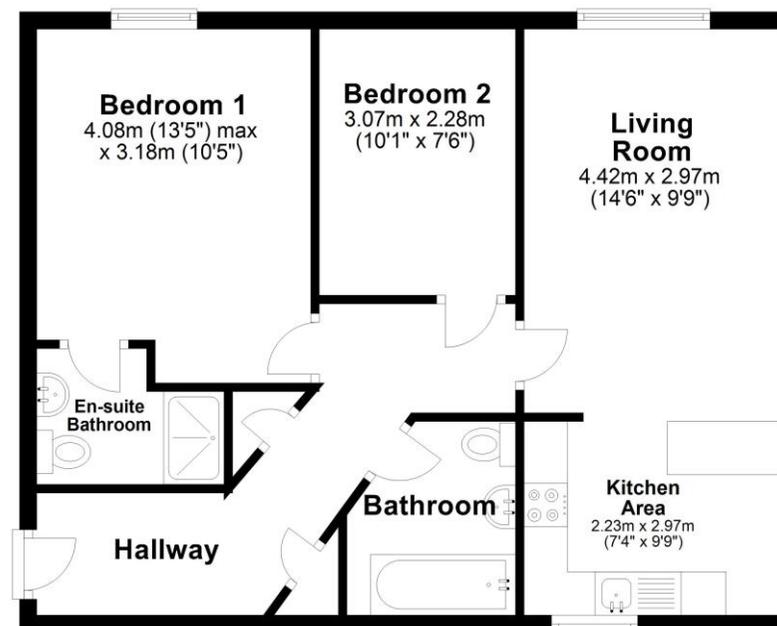
The apartment boasts two generously sized double bedrooms, main bedroom benefiting from a modern en-suite, complete with a walk-in shower. The second bedroom is equally well proportioned and versatile, ideal as a guest room, home office or additional living space.

The property is complemented by a stylish and contemporary bathroom, featuring a panelled bath with shower over.

Externally, York Court is set within well-maintained communal grounds and offers secure residents' parking. The location is particularly convenient, with excellent transport links nearby including easy access to the A34, local bus routes, and the train station, making commuting in and out of the city centre straightforward.

- EPC Grade C
- Leasehold
- 125 years from 1 April 2005
- Ground Rent/ Rent Charge: £210 bi annually
 - Service Charge: £1329.52 quarterly
 - Council Tax Band B

Ground Floor







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 69 C | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer

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