C&R
Commercial & Residential
Properties

£125,000

St Davids Court, Sherbourne Street, Manchester, M8 8NT



2 Bedrooms

1 Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990

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St Davids Court, Sherbourne Street, Manchester, M8 8NT







Offered to the market with no onward chain. C & R City are pleased to bring to the market a spacious two-bedroom third floor apartment in St Davids Court, M8, ideally positioned for convenient access to Manchester City Centre, local amenities and excellent transport links. Offering well-proportioned accommodation, allocated parking and secure gated grounds, this property would make an excellent choice for a first-time buyer or buy to let investor. The property briefly comprises an entrance hall leading into a spacious open-plan lounge and dining area with juliette balcony, a separate kitchen, two well-sized bedrooms and a family bathroom suite.

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Externally, the property benefits from an allocated parking space within secure, gated grounds, providing added convenience and peace of mind. Situated in a popular and well-connected location, the apartment combines comfortable accommodation with excellent access to the city centre and surrounding areas. Early viewing is highly recommended to fully appreciate what this property has to offer.

Hallway
Hardwood front door. Storage heater, laminate flooring and built in storage cupboard.

Lounge *5.31m x 3.27m (17' 5" x 10' 9")*
Wood laminate flooring, french doors leading to juliette balcony, storage heater.

Kitchen *1.92m x 2.61m (6' 4" x 8' 7")*
Laminate flooring, part tiled walls. Work surface, wall and base units, stainless steel sink with drainer, built in oven, space for washing machine, fridge/freezer.

Master Bedroom *3.05m x 3.83m (10' x 12' 7")*
Double bedroom; two double glazed windows facing the rear. Storage heater, laminate flooring.

Bedroom Two *3.51m x 2.38m (11' 6" x 7' 10")*
Double bedroom; double glazed windows facing the rear. Storage heater, laminate flooring.

Bathroom *2.17m x 1.91m (7' 1" x 6' 3")*
Electric heater, laminate flooring, part tiled walls. Low level WC, panelled bath with mixer tap, shower over bath, pedestal sink with mixer tap.

General Information
Service charge £153.80pcm, ground rent is peppercorn. 116 years remaining on the lease. EPC Rating C, Council Tax Band A. Building management is Reside. Current market rate for rent is approx £1,000pcm +.

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

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 office, and we'll be happy to schedule an appointment at a time that suits you.

Arraning a mortgage

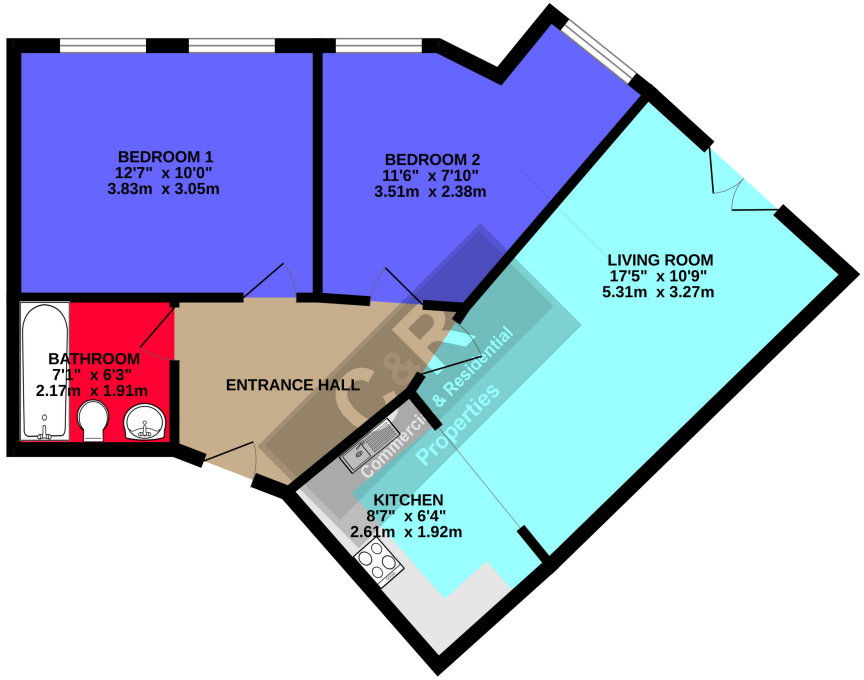
C & R Properties can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: 0161 227 9990 option 1, emailing: manchester@candrproperties.co.uk

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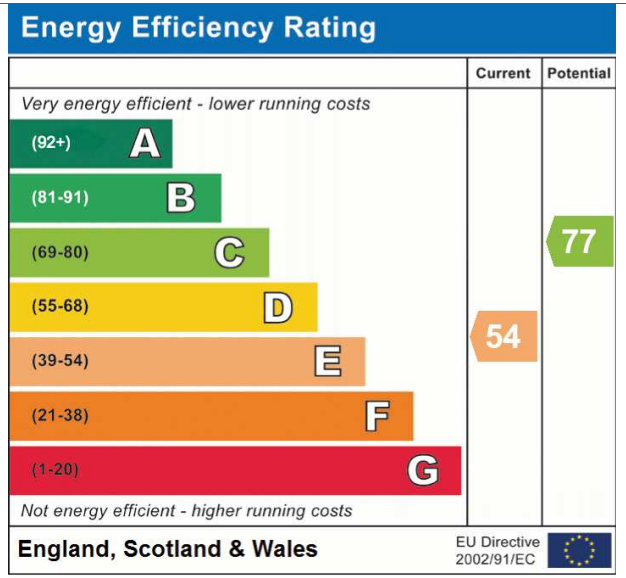
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THIRD FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Address: St Davids Court, Sherbourne Street, Manchester, M8 8N