



9 Heaton Lodge Bury Old Road, Prestwich Manchester M25 1NZ

£230,000

Hyde Estates are delighted to offer this two bedroom third floor apartment for sale. Circa 2007 this modern block of 11 luxury apartments (with lift) is set within tended communal gardens and has a private parking garage with electronically operated gates. Built to a quality specification the apartment includes spacious living accommodation and is offered with no onward chain! Fabulous open aspect views from the 100 sq/ft plus balcony.

Heaton Lodge is ideally situated on the perimeter of Heaton Park where public transport is plentiful, with regular buses to Manchester City Centre and Bury Town Centre via Bury Old Road. Heaton Park Metrolink Station is also just a short stroll away. Commuters also have easy access to the local motorway network. Nearby Prestwich Village offers a plethora of independent restaurants and bars for those looking to socialise with friends.

Briefly comprising; communal entrance with lift, hallway, living area fully opening to the kitchen with private balcony, two double bedrooms both with ensuite shower rooms and a guest bathroom.



Accommodation

Briefly comprising; entrance hall with utility cupboard having plumbing for a washing machine. Open plan living area and kitchen with French door to private balcony. The kitchen is fitted with a range of wall and base units with contrasting worksurfaces, inset sink and mixer tap. Integral double oven with 4 ring electric hob and extractor hood, integrated appliances include; microwave oven, fridge freezer and dishwasher. Tiled splashbacks and hardwood flooring which continues into the main living area, having space for lounge and dining furniture and flooded with light from the many windows, providing panoramic views of the surrounding area. Both bedrooms are double rooms and have their own ensuite, the master benefitting from access to the balcony. Both ensuites are built to a similar specification and include a white suite of wc, washbasin and shower cubicle with tiled walls and flooring. Fitted mirror, extractor fan and heated towel rail. The guest bathroom of similar design includes a jacuzzi bath with overhead shower.

Room Measurements

Living space & kitchen 28'11" x 19'9" at extremes.

Bedroom 1: 10'11" x 9'5" plus door recess

En Suite: 5'10" x 5'5"

Bedroom 2: 13'11" x 10'4" at extremes.

En Suite: 6' x 4'7"

Guest Bathroom: 7'6" x 5'11"

Balcony: 29'4" x 4'1"

Parking

Secure parking garage with electric gates and remote control access. One allocated space per apartment with additional visitor spaces.

Gardens

Tended communal gardens on the perimeter of Heaton Park.

Additional Information

Situated on the third floor and to the front of the block, the apartment is predominantly south facing and benefits from wall mounted electric heaters and timber framed double glazing units. Secure fob entry system to the block, plus intercom and a lift accessing all floors.

Service Charge

We understand from the vendor that each flat pays £200 per month.

Tenure

We understand from the vendor that the property is Leasehold subject to a 900 year lease with a fixed ground rent of £200 per annum.

Council Tax

Bury Council, Band D.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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