



**Apartment 21 1 Lakeside Rise, Manchester  
M9 8QB**

**£1,150 Per Calendar Month**

Hyde Estates are delighted to offer this two bedroom fourth floor apartment to let. Situated in a gated development with allocated parking the property benefits from a south facing balcony accessed from the open plan living space, with fabulous green aspect and views of Manchester City Centre. The apartment is well presented throughout and includes both a modern kitchen and bathroom. Offered unfurnished and available mid June.

Lakeside Rise is a popular development situated close to many amenities including; North Manchester General Hospital, Heaton Park, shops and only a short walk from Bowker Vale Metrolink Station offering excellent links to both Bury Town Centre and Manchester City Centre. Commuters also have easy access to the local motorway network at junctions 19 and 20 of the M60.



## Accommodation

Briefly comprising; entrance hall with generous storage cupboard and laminate floor covering opening to all rooms. The living room has ample space for both lounge and dining furniture and benefits from a french door to a south facing balcony with space for a small table and chairs, perfect for enjoying the surrounding green aspect and panoramic city views. The modern kitchen fully opens from the living room and includes a range of white, gloss fronted wall and base units with contrasting work tops and tiled splashbacks. Inset sink unit with mixer tap and integral electric oven with four ring electric hob and extractor hood. Space for a fridge/freezer and plumbing for a washing machine. The apartment includes two double bedrooms, both with a south facing aspect and fabulous views. The second bedroom features a fitted wardrobe with glazed sliding doors. Including a three piece suite of; wc, washbasin and bath with overhead electric shower the contemporary bathroom benefits from tiled splashbacks, an extractor fan and heated towel rail.

## Room Measurements

Open Plan Living Room & Kitchen: 22'11" x 9'5"

Bedroom 1: 12'6" x 8'6"

Bedroom 2: 12'8" x 8'6"

Bathroom: 7'10" x 6'2"

Balcony: 8'9" x 3'8"

## Parking

Gated residents parking with fob entry which is monitored. The apartment comes with one allocated space with visitor permits also available.

## Gardens

Tended communal gardens.

## Additional Information

The property is serviced by wall mounted electric heaters and uPVC double glazed windows. Gated development with intercom entry and access. In line with the Head Lease of this development, pets are not permitted.

## Council Tax

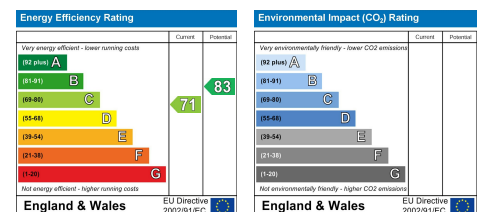
Manchester City Council, Band A.

## 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.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB