



2

Bedrooms



1

Bathroom



Over 55's Community Development with 75% Shared Ownership

C & R Hulme are delighted to bring to the sales market, this well presented modern ground floor apartment in the limelight complex in Trafford. This ground floor apartment in the limelight development offers well planned accomodation consiting of large open plan lounge woth modern fitted kitchen, 2 double bedrooms jack & jill shower room as well as storage and a garden terrace. Other benefits include central heating double glazing and parking. The development also has onsite medical facilities such as GP & optician as well as a community library, cafe and roof garden with residents commual rooms for socialising. NO CHAIN!!!

Entrance Hall 3.37m x 1.62m (11' 1" x 5' 4")

Wooden door. Access to all rooms, celing light point. range of power points. Storage Room housing Worcester Electric boiler.

Lounge 4.73m x 3.80m (15' 6" x 12' 6")

Double glazed window to front elevation as large door to private garden terrace. Radiator, celing light points, media point and range of power points. Opening to:

Kitchen 2.17m x 3.80m (7' 1" x 12' 6")

Fitted kitchen finished in high gloss cream offering a range of floor and wall units. Dark wood effect work tops. Intergrated electric hob, with extractor over, double oven, 1.5 bowl sink with chrome mixer tap. Space and plumbing for fridge freezer & washing machine.

Bedroom 1 4.63m x 3.08m (15' 2" x 10' 1")

Large double glazed window to front elevation. Ceiling light points, range of power points. built in hoist already fitted within the ceiling. Door to Shower Room

Bedroom 2

Large double glazed window to front elevation. Ceiling light points, range of power points.

Shower Room 2.27m x 3.08m (7' 5" x 10' 1")

Jack & jill style shower room with access from bedroom 1 and hallway. Built in W.C and handwash basin, shower area with thermostic shower. White tiling throughout. mirror with shaving point, ceiling light point.

Garden Terrace 1.76m x 9.50m (5' 9" x 31' 2")

Mainly flagged with metal railing with shrubery proving privacy.

External

Communal grounds, Residents roof garden, Parking.

Tenure

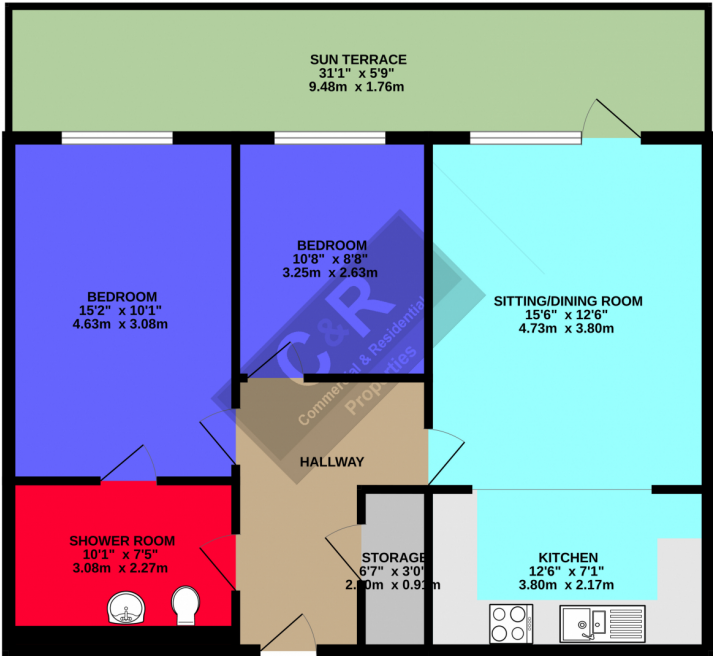
Tenure: Leasehold with a xxx lease from Service charge: Advised £388.69 PCM includes heating & hot water. EPC: 82B

Agents Notes

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GROUND FLOOR

700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA - 700 sq.ft. (65.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Limelight, M16

