



Apt 11 Poplar Court, 156 Moss Lane East, Manchester, M16 7DH

We are pleased to have for sale this two bedroom apartment found on the first floor of Poplar Court, Hulme. The property comprises of an entrance hallway, spacious lounge and modern kitchen with integrated appliances, two double bedrooms and a family sized bathroom. Located in a very popular area this is not one to miss. No Chain. Mortgage Buyers Welcome. Secure Allocated Parking.

Asking Price £159,500

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen / Lounge

12'3" vx 23'0"

The kitchen includes integrated appliances such as oven / induction hob, extractor fan, range of wall and base units finished in satin finish with complimentary kitchen worktop. The spacious lounge is finished with wooden laminate flooring, spot lighting, electric heater.

Bedroom One

15'0" x 7'8"

Fitted carpet, spot lighting, double glazed UPVC window, electric heater.

Bedroom Two

14'11" x 10'3"

Fitted carpet, spot lighting, double glazed UPVC window, electric heater.

Bathroom

7'2" x 8'7"

Part tiled, Low level W.C, hand wash basin, fitted mirror, bath with mixer, heated towel rail.

Externally

Allocated Parking Space. Bike Storage.

Additional Information

Service Charge- £1508.00

Ground Rent- £150.00

EPC- D

Council Tax Band- B

Leasehold Details- 125 years from 2004

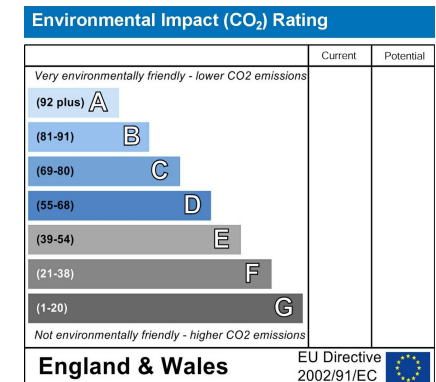
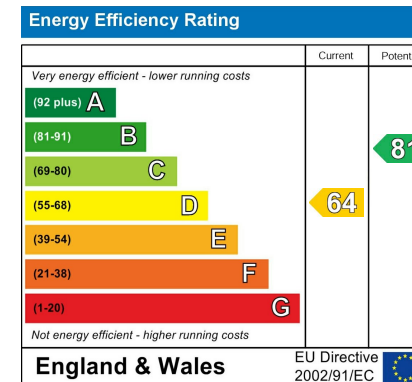
Managing Agent- Poplar Court Management

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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