



## Local Crescent, Hulme Street M5

£268,800

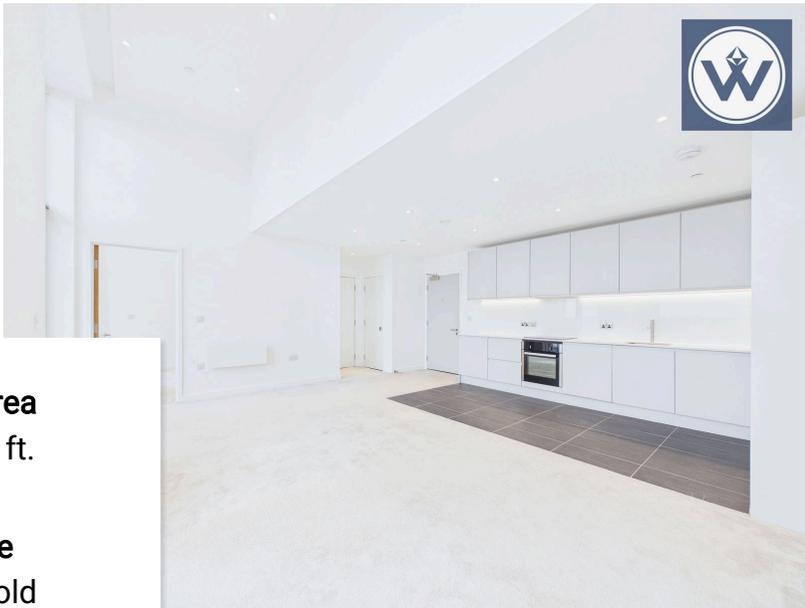
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On entering the apartment it feels extremely bright and spacious thanks to the dual height ceiling to the living area which goes into the bedroom too. A well appointed kitchen with integrated dishwasher, oven, hob, extractor, fridge freezer and washing machine is open to the living space which in turn leads to a balcony running the length of the apartment. The bathroom is finished to a high standard with a three piece suite in white with shower over the bath. A storage cupboard is accessed by the living area.

Local Crescent, Hulme Street by Salboy offers the next level in resident features, with on site GYMNASIUM, HEATED INDOOR SWIMMING POOL, JACUZZI, SOLARIUM, LAUNDRETTE plus RESIDENTS LOUNGE & CINEMA ROOM! The development also offers further amenities such as ROOFTOP GARDEN, COURTYARD GARDEN and BIKE STORAGE!



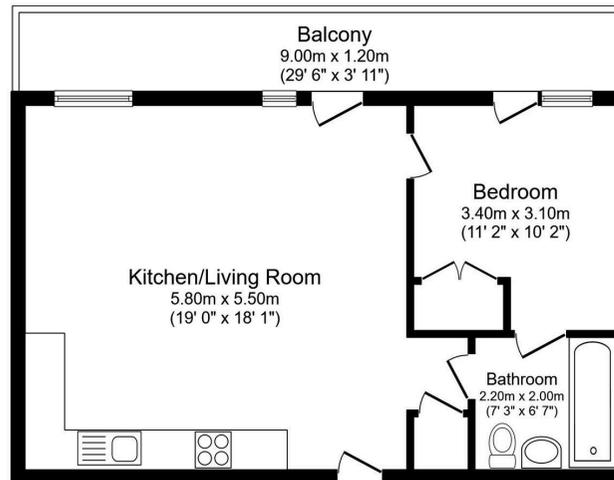
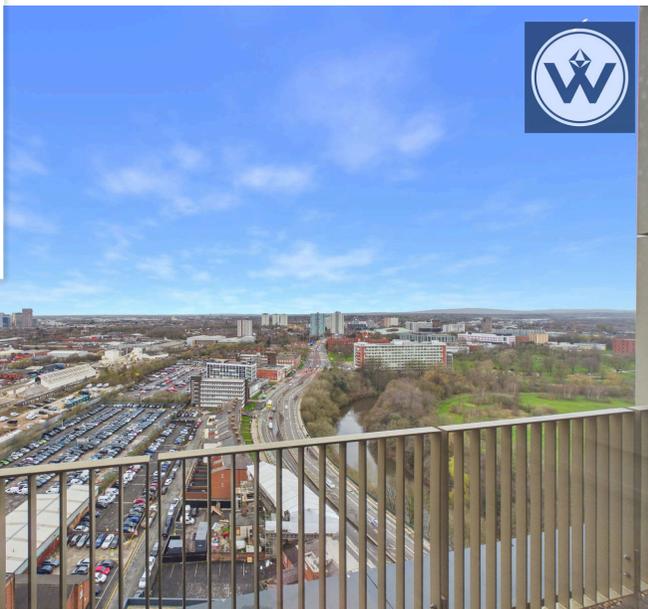


**Floor Area**  
548 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2583.5 per annum

**Ground Rent**  
£250 per annum



Total floor area 49.5 sq.m. (533 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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