



2

Bedrooms



1

Bathroom





C & R City are delighted to present this spacious two bedroom ground floor apartment, located within the popular Westwood Apartments development in Cheetham Hill, M8. Requiring full modernisation throughout, this apartment presents an exciting opportunity for buyers looking to add value and create a home to their own specification. Whether you're a first time buyer seeking a renovation project, an investor looking for your next opportunity, or someone searching for a property with excellent potential, this apartment offers an outstanding blank canvas within a well-established residential development.



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The accommodation comprises an entrance hallway leading to a generous open plan living and kitchen area, providing an excellent footprint for modernisation and contemporary living. There are two well proportioned bedrooms & a three piece bathroom suite The property also benefits from secure allocated parking.

Conveniently situated within easy reach of Manchester City Centre, local amenities, and excellent transport links, this apartment represents an excellent investment opportunity. Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the size, location, and exciting potential this property has to offer.

General Information

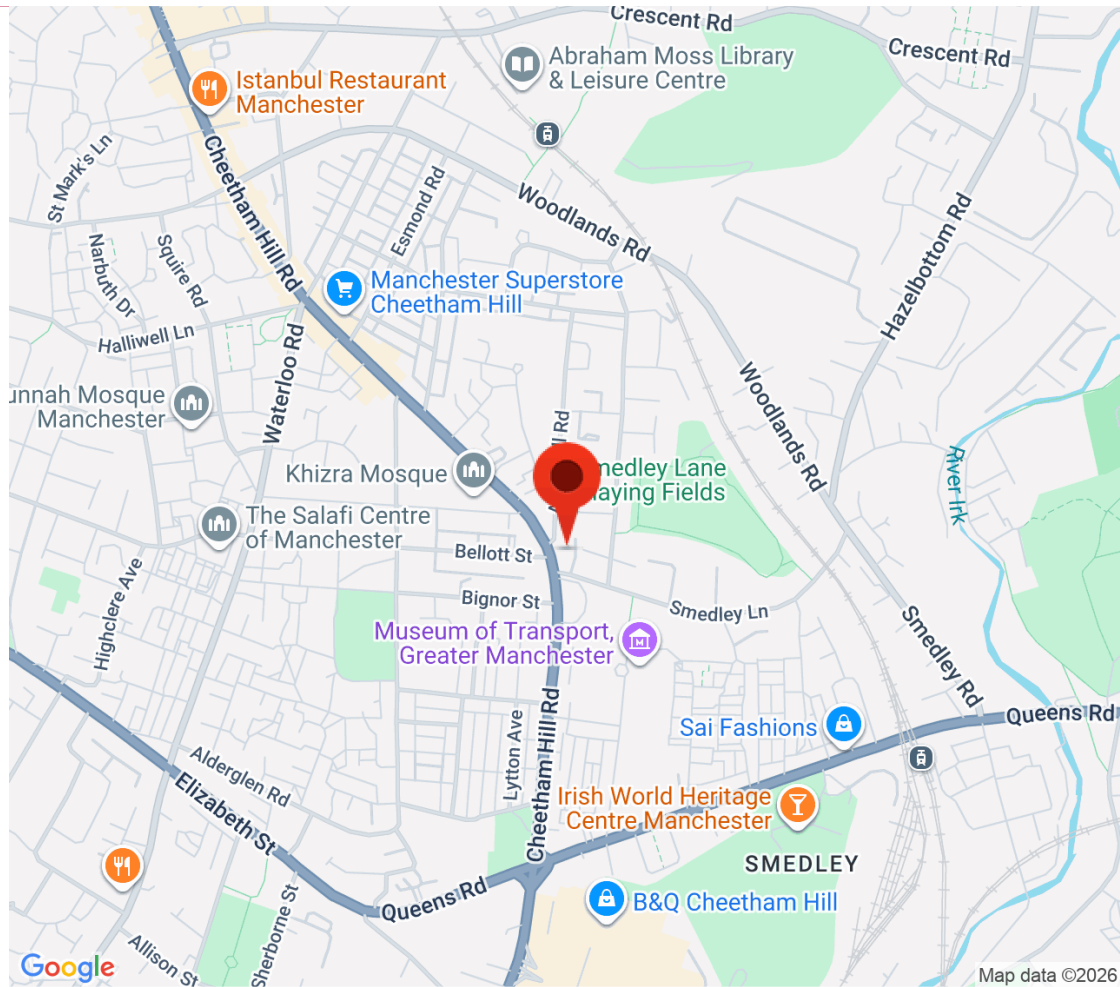
98 years remaining on the lease. Service Charge: TBC. Ground Rent: £100 per annum. Council Tax Band: A. EPC Rating: E.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

Thinking Of Selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Westwoods, 288 Cheetham Hill Road, M8

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

