



 **2**  
Bedrooms

 **1**  
Bathroom



C & R Hulme are delighted to offer For Sale this large 2 bedroom apartment in Meridian Square Hulme. This spacious ground floor apartment which is set back from the road comes with a large open plan lounge and kitchen and the kitchen having the benefit of a gas hob. 2 good sized double bedrooms as well as a fitted bathroom. Other benefits include gas central heating double glazing and parking. Great location as it's across the road from MMU Birley Fields campus as well as walking distance to the city centre as well as excellent public transport links to get into the heart of the city.

**Lounge/Kitchen** 5.95m x 4.76m (19.52ft x 15.62ft)

Lounge Area 2 Large UPVC double glazed patio doors to front elevation as well as upvc window to front elevation. 2 double panel radiators. T.V Point. Laminate wood floor. Inset ceiling spot lights. Kitchen Area Fitted with comprehensive range of maple wood melamine base and wall units incorporating stainless steel extractor fan. Ariston electric oven with 6 ring Hotpoint gas hob. Washing machine point. Worcester Bosch combination boiler. Cream ceramic splashback tiling with Black/Blue melamine worktops. Laminate wood flooring.

**Bedroom 1** 3.44m x 3.04m (11.29ft x 9.97ft)

UPVC double glazed window to rear aspect. Ceiling light point. Double panel radiator.

**Bedroom 2** 3.45m x 2.80m (11.32ft x 9.19ft)

UPVC double glazed window to rear aspect. Two wall lights. Double panel radiator.

**Bathroom** 1.95m x 1.89m (6.40ft x 6.20ft)

Fitted with a modern white suite comprising: panelled bath with mixer shower fitted over, ceramic hand wash basin with pedestal and ceramic W.C with seat and lid. Tiled floor. Walls tiled in a black & white marble effect ceramic. Greenwood air vac fan fitted. Glass shower screen. Chrome heated towel rail. Four inset spot lights.

**Externally**

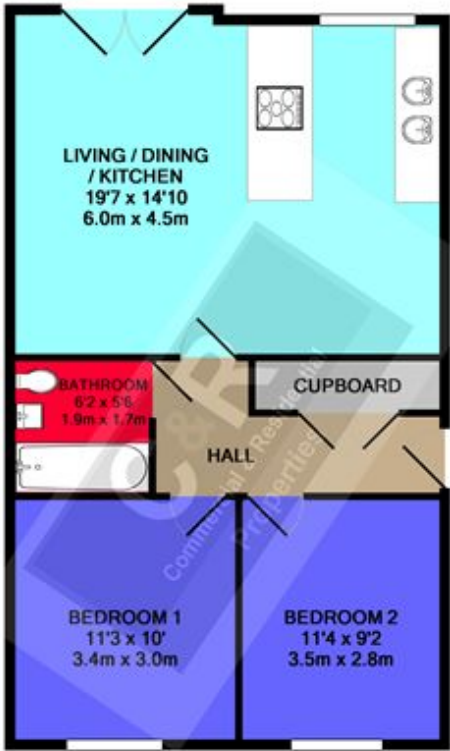
The development is set within well maintained grounds with a lawned area to the front and a secure parking space to the rear with electronic gates.

**Tenure**

Tenure: Leasehold 150 years granted in 2001. Service charge: advised £109.50 is payable per month including ground rent to Scanlans management. EPC: TBC

**Agents Notes**

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