



 1  
Bedroom

 1  
Bathroom





C & R HULME are delighted to offer this fantastic one bedroom maisonette apartment in Rusholme. The property consists of an independent entrance on the ground floor with under stairs storage. On the 1st floor is a large open plan lounge with kitchen and a nice walk on balcony, a large double bedroom, bathroom and 4 storage cupboards. The property benefits from double glazing and gas central heating. Great location as the property is close to the famous Wilmslow Road (Curry Mile) providing excellent links into and out of the city with major motorway links in close proximity. Suitable for an investor as well as owner occupier. Currently rented until July 2023 @ 675.00 per month. Vacant possession can be available on completion.

### **Entrance Hall**

Panelled door. Stairs to 1st floor landing providing storage room & Access to all rooms. Upvc window. 3 x large storage rooms with light 1 housing meters and a Valiant Combination boiler.

### **Lounge/Kitchen** *6.59m x 3.52m (21.62ft x 11.55ft)*

Lounge Area UPVC window and patio door leading onto a nice size balcony. Radiator, TV point. BT point and ceiling light point. Range of power points. Kitchen area Double glazed window to rear elevation. Range of floor & wall units finished in white with matching work tops. Inset sink with mixer. Space for cooker, oven and fridge freezer. Cream wall tiles Washing machine point, ceiling light point. Range of power points.

### **Bedroom** *3.55m x 3.15m (11.65ft x 10.33ft)*

Double glazed windows to side elevation. Radiator. Ceiling light point. Range of power points.

### **Bathroom**

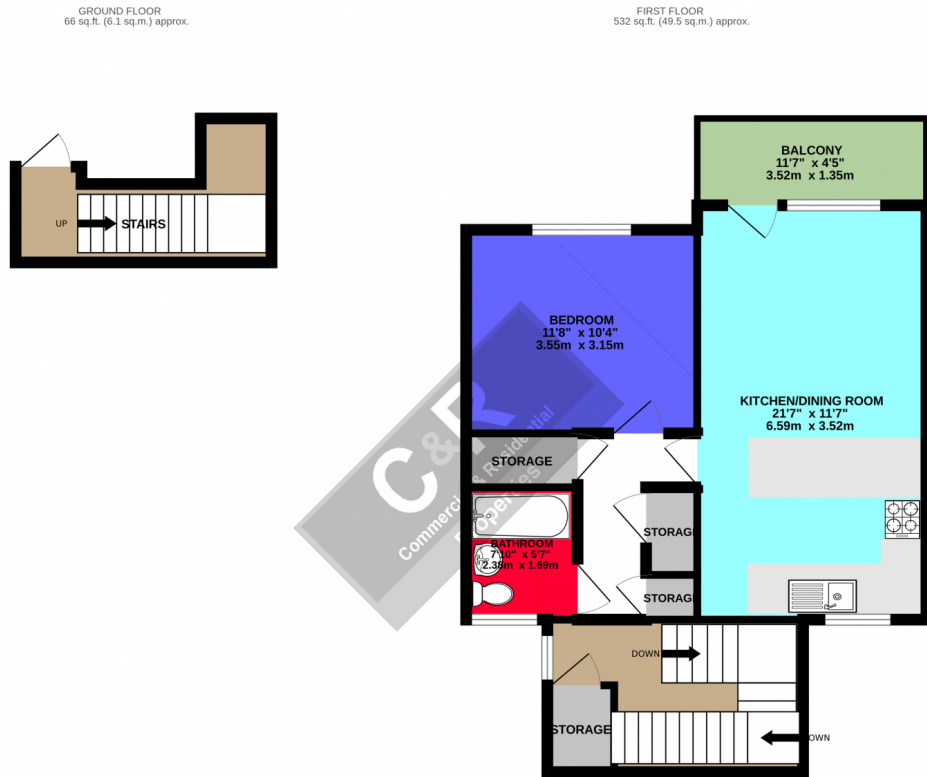
Double glazed window to side elevation Three piece suite comprising; bath & electric shower over, hand wash basin and pedestal with chrome mixer tap. Lowe level WC. Tiles to full height around bath. Ceiling light point. Radiator.

### **Tenure**

Leasehold. 125 years granted on 04/03/2003 Service charge: advised £300 per annum EPC Rating :78C

### **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.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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