



 **2**
Bedrooms

 **2**
Bathrooms



C & R Hulme are delighted to offer this two double bedroom apartment Loreto Place in Hulme. This 2nd floor apartment benefits from double-glazing, gas central heating and secure parking space. The accommodation comprises; entrance hall, lounge, fitted kitchen, master bedroom with en-suite, main bathroom and 2nd double bedroom. Close to local amenities as well as good transport links, makes this property ideal for the first time buyer or an investor.

Hallway

Beechwood door. Radiator, smoke alarm, smoke alarm, alarm panel access to all rooms.

Lounge *5.35m x 3.60m (17.55ft x 11.81ft)*

Beechwood door. 2 x UPVC windows looking out to the side. 2 radiators and a range of power points, TV and phone point. Leading to

Kitchen

Fitted kitchen with maple units with brush metal handles, on grey marble worktops. cream splashback tiles, double drainer sink with chrome mixer tap. UPVC window looking on to communal grounds. A range of power points.

Storage Room

Beechwood door. Plumbing for Washing Machine.

Bedroom 1 *4.18m x 3.14m (13.71ft x 10.30ft)*

Beechwood door. Radiator, UPVC glass window looking on to the communal gardens, TV point and a range of power points. Door to Ensuite.. Sizes are to maximum points.

Ensuite to Bedrom 1 *3.14m x 1.36m (10.30ft x 4.46ft)*

Beechwood door. White 3-piece suite consisting of WC, wash hand basin, shower with sliding doors. Hydramax power shower. Radiator and shaver point.

Bedroom 2

Beechwood door. UPVC window looking to the side, radiator and a range of Power points.

Bathroom

Beechwood door with lock. White luxury bath with shower screen, W.C and wash hand basin, bath has electric shower. Painted walls with black & white mosiac tiles up to full height around bath, UPVC frosted glass window. Shaver point. Double panel radiator.

Storage Room

Beechwood Door. Storage space with electric fuse board.

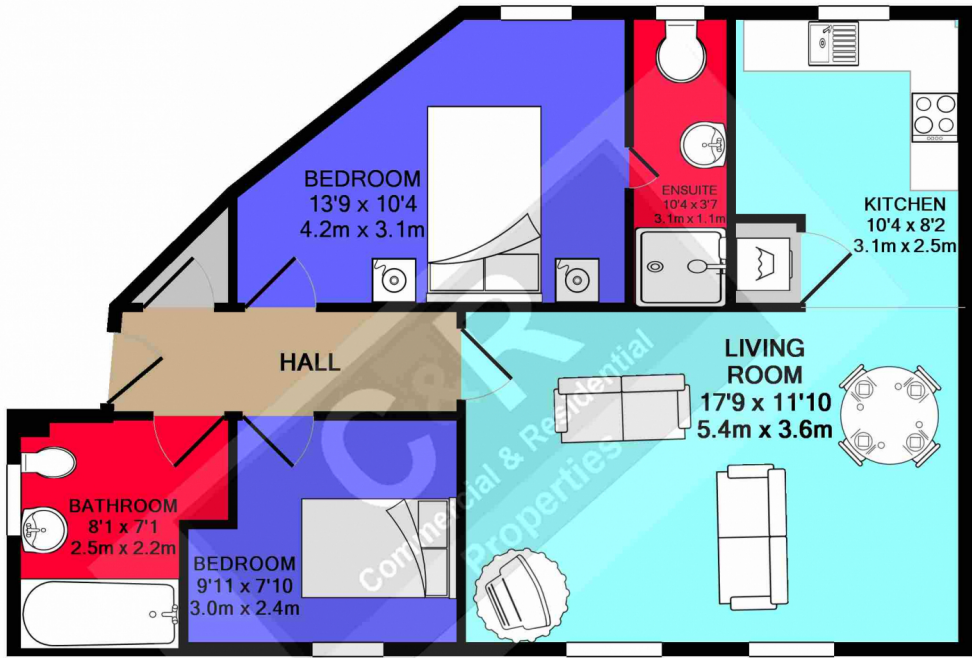
Tenure

Tenure: 150 year lease from 2004. Service Charge: Advised £90.53 per month payable to RMG. Ground rent: £ 125.00 per annum EPC: C

Agents Notes

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C & R PROPERTIES

TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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