



 **2**
Bedrooms

 **1**
Bathroom



C & R HULME offer for sale this fantastic 2 bedroom ground floor apartment constructed by Bellway Homes situated in Hulme. The apartment which is just a stones throw away from the MMU Birley Fields Campus comprises; entrance hall, lounge, kitchen, 2 good sized bedrooms and bathroom. The kitchen is fully fitted and has integrated appliances. Bathroom with shower over bath. Benefits include double glazing and a secure parking space with electronic gates. Great Access links with excellent public transport facilities as well as major networks being nearby. NO CHAIN!!

Entrance Hall

Storage heater. Videx entry phone system. Power point. Smoke alarm. Ceiling light point.

Storage Room *1.32m x 0.64m (4.33ft x 2.10ft)*

Providing good storage space. Immersion tank & fuse box

Lounge/Kitchen *5.39m x 5.25m (17.68ft x 17.22ft)*

White gloss door. 2 x UPVC windows to the front elevation. Adequate power points. 2 wall heaters. T.V, phone and satellite points. 2 ceiling light points. Kitchen Range of base and wall units in maple with dark grey marble effect worktop. Stainless steel sink with chrome mixer tap. Beige ceramic splashback tiles. Adequate power points. Integrated electric hob and oven, extractor fan & space for Fridge & washing machine. 4 inset spot lights.

Bedroom 1 *3.60m x 2.89m (11.81ft x 9.48ft)*

2 UPVC window to rear elevation. Electric wall heater. Adequate power points. TV point. Ceiling light point.

Bedroom 2 *2.89m x 2.10m (9.48ft x 6.89ft)*

UPVC window to rear elevation. Electric wall heater. Adequate power points. Phone point. Ceiling light point.

Bathroom *2.45m x 2.18m (8.04ft x 7.15ft)*

DDA compliant 3 piece white suite comprising; W.C, hand wash basin and curved bath. Curved glass shower screen. White melamine bathroom units with grey worktop. White splashback tiles. Chrome heated towel rail. Electric shower unit. Chrome towel rail. Extractor duct. Inset spotlights.

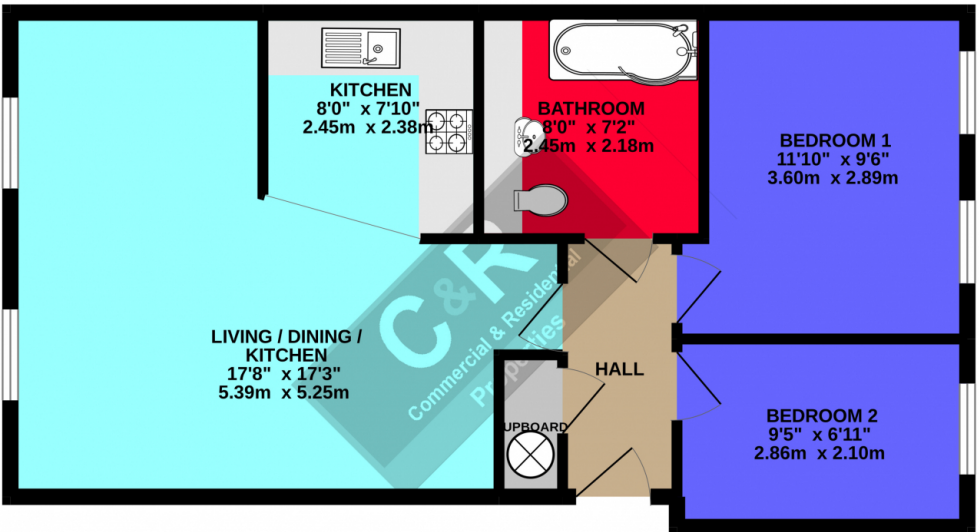
Outside

Parking space in gated car park.

Tenure

Leasehold: Term 150 years granted in 1994 Service charge: Advised, £115.59 per month inclusive of ground rent payable to Riverside Housing EPC RATING: C79

GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA : 616 sq.ft. (57.3 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.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(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	

