



 **2**  
Bedrooms

 **1**  
Bathroom





C & R HULME are delighted to offer this great two bedroom, 2nd floor duplex apartment in an excellent location close to Oxford Road. Benefits include; large lounge with balcony & fitted kitchen and storage room. 2 good sized double bedrooms master with large walk on balcony, fitted bathroom and secure parking. This property would suit a first time buyer or an investor. Excellent location as its well located for all universities schools for all ages as well as the city centre.NO CHAIN!!

**Entrance Hall** *2.49m x 1.88m (8' 2" x 6' 2")*

Entered via panelled door. Ceiling light point and electric storage heater. Stairs to 1st floor.

**Lounge** *4.62m x 4.35m (15' 2" x 14' 3")*

UPVC window & door to front elevation leading onto a walk on balcony. Ceiling light point. T.V point and Telephone point. Storage heaters. Range of power points. Under stairs storage room. Opening up to the Kitchen

**Kitchen**

Fitted with a range of beech base and wall units with matching work tops. Inset Oven, hob & Extractor 2 x inset single circular drainer sinks with chrome mixer tap. Integrated dishwasher & washing machine point. White tiled walls over worktops.

**Store Room 1**

Cloakroom

**Stairs & Landng**

**Bedroom 1** *4.65m x 2.75m (15' 3" x 9')*

Feature double glazed window to front elevation. Fitted wardrobe. Panel heater. Ceiling light fitting. Range of power points.

**Bedroom 2** *4.65m x 2.36m (15' 3" x 7' 9")*

UPVC windows to rear elevation. French door leading onto a walk on balcony. Panel heater. Ceiling light fitting. Range of power points. Storage cupboard housing water tank.

**Bathroom** *2.23m x 1.73m (7' 4" x 5' 8")*

Fitted with a white suite comprising panelled bath with thermostatic shower over, hand wash basin and W.C. Mirrored wall with white tiles to full height around bath.

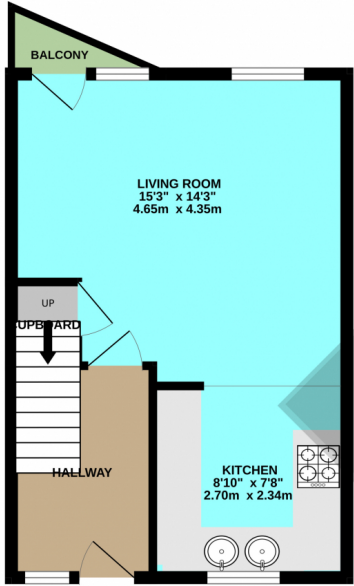
**Externally**

The development has communal grounds and the property comes with 1 allocated parking space.

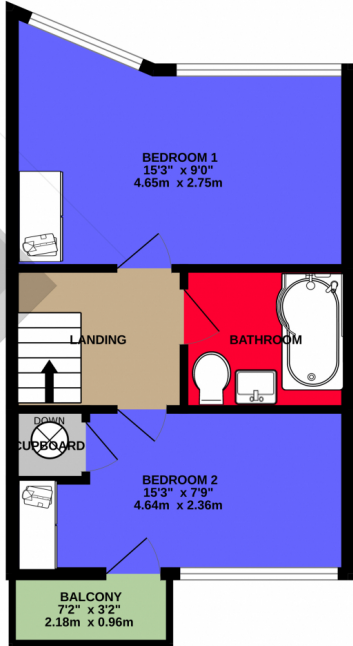
**Tenure**

Leasehold advised 150 years from 2001. Service charge. A monthly payment of £102.13 per month payable to HML Bolton Epc: C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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>72</b>	<b>73</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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hulme, M15

