



 **2**  
Bedrooms

 **1**  
Bathroom



C & R Hulme are delighted to offer this well presented 2 bedroom apartment in Hulme. Situated on the ground floor the property offers 2 double bedrooms and open plan lounge kitchen and fitted bathroom. The property also offers double glazing and a secure parking space. Great location as the property is walking distance to the city centre as well as all Universities with excellent access getting into and out of the city. Ideal for an owner occupier or an investment purchase. NO CHAIN.

#### **Entrance Hall**

Laminate floor, ceiling light point. leading to secondary door offering access to all rooms. Panel Heater. Store Room

#### **Lounge** *6.19m x 3.27m (20' 4" x 10' 9")*

Laminate flooring. 2 x UPVC windows offering dual aspect lighting and views. Range of power point. inset spot lights. Panel heater. opening onto the kitchen area

#### **Kitchen** *2.58m x 2.56m (8' 6" x 8' 5")*

UPVC window to rear elevation. Kitchen finished in white with grey marble effect worktops 7 grey gloss victoria style tiles.. Inset electric hob, oven with extractor over. Intergrated dishwasher, circular bowl & drainer with mixer tap. Range of power points. Inset spot lights

#### **Bedroom 1** *3.97m x 2.56m (13' x 8' 5")*

UPVC window to rear elevation. Panel Heater, range of power points. Inset spot lights.

#### **Bedroom 2** *3.52m x 2.52m (11' 7" x 8' 3")*

UPVC window to front elevation. Panel Heater, range of power points. Inset spot lights.

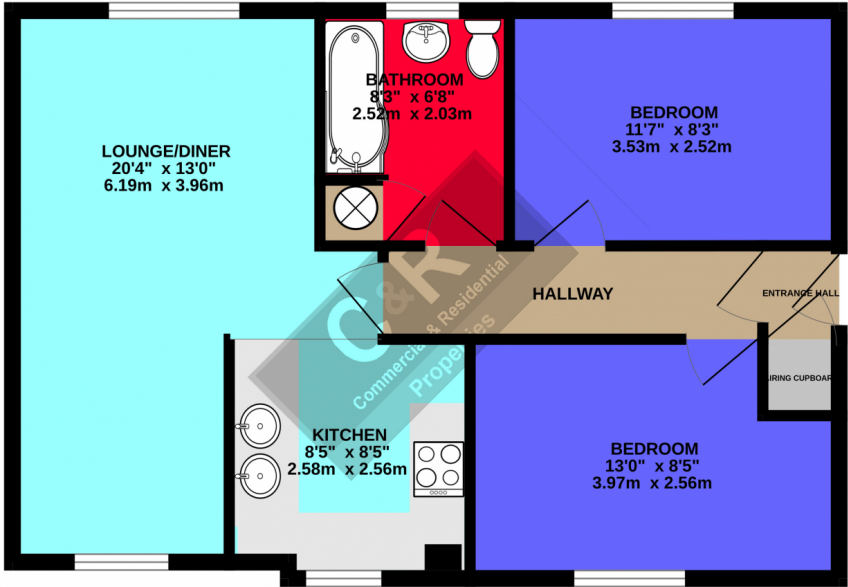
#### **Bathroom**

UPVC window to front elevation. 3 Piece white suite with P shaped bath. Vanity unit with inset sink and W.C. White tiling throughout. Ceiling extractor fan. Heated towel rail.

#### **Tenure**

Leasehold: 125 years granted in 2001 EPC : 69C Service charge: TBA

GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 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>		<b>83</b>
(69-80) <b>C</b>	<b>69</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

