



 **2**  
Bedrooms

 **1**  
Bathroom



C & R HULME are delighted to offer this two double bedroom apartment on the 3rd floor of the popular St Philips development on the fringes of the city centre just of Stretford Road in Hulme. This well presented accommodation offers an open plan lounge with fitted kitchen, 2 double bedrooms and fitted bathroom as well as good storage space. Other benefits include UPVC double glazed windows, gas central heating and secure allocated parking. Excellent location with the universities and Oxford Road close by. Local amenities include ASDA. The property benefits from a secure parking space with electronic gates. Viewing highly recommended. Potential of income of £14,400.00 Per annum, providing a gross yield of 7.4% NO CHAIN

#### **Entrance Hall**

Large enclosed store room. Laminate wood floor. Double panel radiator. Intercom system. Telephone point. Alarm panel. Single light point.

#### **Lounge/Kitchen** *5.95m x 4.53m (19' 6" x 14' 10")*

Lounge Area 2 Large UPVC double glazed patio doors to front elevation as well as upvc window to front elevation. 2 double panel radiators. T.V Point. Laminate wood floor. Inset ceiling spot lights. Kitchen Area Fitted with comprehensive range of maple wood melamine base and wall units incorporating stainless sink, inset extractor fan. Electric oven with 6 ring Hotpoint gas hob. Washing machine point. Baxi combination boiler. Ceramic splashback tiling with grey worktops.

#### **Bedroom 1** *3.55m x 3.41m (11' 8" x 11' 2")*

UPVC double glazed window to rear aspect. Ceiling light point. Double panel radiator. Range of power points.

#### **Bedroom 2** *3.38m x 3.35m (11' 1" x 11' )*

UPVC double glazed window to rear aspect. Ceiling light point. Double panel radiator. Range of power points.

#### **Barthoom** *1.98m x 1.91m (6' 6" x 6' 3")*

Fitted with a 3 piece suite in peach comprising: panelled bath with mixer shower fitted over, ceramic hand wash basin with pedestal and ceramic W.C with seat and lid. Walls tiled in a peach marble effect ceramic. Greenwood air vac fan fitted. Radiator, ceiling light point.

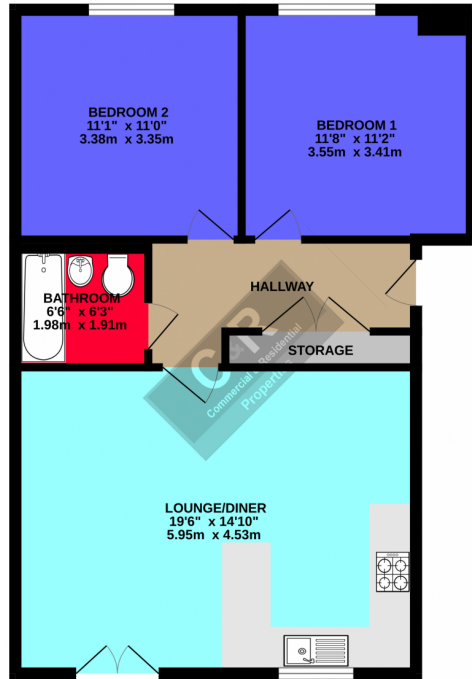
#### **Externally**

The development is set within well maintained grounds with a lawned area to the front and a secure parking space to the rear with electronic gates.

#### **Tenure**

Tenure: Leasehold 150 years granted in 2001. Service charge: £74.18 is payable per month to Scanlans management. Ground rent: Informed 125.00 per annum EPC: 78C

GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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>	78	78
(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: Newbold Walk, Hulme, Manchester. M15 6GP

